

TOWN OF EATONVILLE

Design Standards and Guidelines



September 4, 2009

Title 19 Design Standards and Guidelines

Chapters:

- 19.01 Purpose and Interpretation
- 19.02 Definitions
- 19.03 Design Standards for Commercial and Multifamily Zones
- 19.04 Design Standards for Single Family Uses
- 19.05 Cottage Housing
- 19.06 Subdivision Design

Chapter 19.01 PURPOSE AND APPLICATION

Sections:

- 19.01.010 Purpose and Background
- 19.01.020 How the Design Standards are Applied
- 19.01.030 Interpretation
- 19.01.040 Savings Clause

19.01.010 Purpose and Background

The preparation of design standards were authorized by the Town Council after obtaining a grant from the Washington State's Department of Community, Trade and Economic Development for this such purpose. The standards herein are refined from a set of guidelines drafted together with the Eatonville Community Action Plan and Vision Statement. While the Action Plan and Vision Statement were adopted in 2000, the guidelines never were codified. Refinements integrated in the standards herein were based on coordination with an advisory committee, Town staff, and the project consultant, and ultimately reviewed by the Planning Commission and approved by the Town Council.

These design standards are an important tool in implementing the town's vision. In light of limited funding for publicly initiated projects and forecasts for growth, these standards will be critical in shaping growth via private development for years to come. Overall, the standards intend to:

- Provide clear objectives for those embarking on the planning and design of projects in Eatonville.
- To strengthen Eatonville's small town character and historic heritage.
- Increase awareness of design considerations among the citizens of Eatonville.
- To maintain and enhance property values within Eatonville.

Finding the Right Balance of Predictability and Flexibility

The standards herein have been formulated to find the right balance of predictability and flexibility while ultimately meeting the community's design objectives. Applicants, staff, and community members seek predictability for a variety of reasons. Predictability is critical for developers in determining financial feasibility of projects. Staff and applicants need clarity in understanding the difference between requirements and recommendations. Furthermore, both applicants and community members always would like to know what types of development could happen next door.

Flexibility is sought by applicants for obvious reasons. One example, a particular site may warrant consideration of alternative site layouts that are not allowed under the standards. Perhaps they'd like to reduce one standard but compensate by providing more open space or another site amenity. Flexibility is often sought by staff as well when they believe that alternative designs might better achieve the community's objectives.

While these two attributes are often add odds in regulations, these standards have been crafted to provide the right balance of both predictability and flexibility. First of all, the standards use

clear language to help users know the difference between requirements and recommendations. Second, the standards utilize a toolbox technique whereby applicants can choose amongst several options to meet the standard. The toolbox format also allows applicants a good way to control costs. Third, the standards provide for exceptions and departures (see EMC 19.01.020 below) where alternatives can be used provided they meet the intent of the standards. Photo examples, illustrations, and design element descriptions are used to help users understand the requirements and criteria for alternatives.

19.01.020 How the Design Standards are Applied

Each chapter contains a list of “Intent” statements followed by “Standards.” Specifically:

1. **Intent** statements are overarching objectives. For example, one of the Intent statements for the sub-chapter on Building Location and Orientation is to “Create an active and safe pedestrian environment.”
2. **Standards** using words such as “**shall**”, “**must**”, “**is/are required**”, or “**is/are prohibited**” signify required actions.
3. **Standards** using words such as “**should**” or “**is/are recommended**” signify voluntary measures.
4. **Exceptions** are provided for some standards. These specific “exceptions” allow alternative designs subject to administrative approval by the Planning Director.
5. **Departures** are similar to exceptions, but they require review and approval by the Planning Commission (see EMC 19.03.020(B) for details).

Furthermore, the document contains some specific standards that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant must demonstrate to the Planning Director, in writing, how the project meets the intent of the standard.

19.01.030 Interpretation

These standards shall serve as a supplement to Title 18 (ZONING) in the Eatonville Municipal Code (EMC). Where there is a conflict between the standards herein and Title 18, the design standards herein shall apply as they are crafted more specifically to the site/use type.

19.01.040 Savings Clause

If any section, subsection, paragraph, sentence, clause or phrase of this code shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this code which shall continue in full force and effect, and to this end the provisions of this code are hereby declared to be severable.

Chapter 19.02 DEFINITIONS

Sections:

19.02.010 Applicability

19.02.020 Definitions

19.02.010 Applicability

The definitions herein apply exclusively to the design standards herein. For words that are not defined, the Planning Director may use the definition set forth in Title 18, where applicable.

19.02.020 Definitions

Defined words below are *italicized* throughout the chapter for user convenience.

1. Arcade: A series of arches supported on piers or columns.
2. Articulation: The giving of emphasis to architectural elements (like windows, *balconies*, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.
3. Articulation Interval: The measure of articulation, the distance before architectural elements repeat.
4. Balcony: An outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.
5. Bay Window: A window protruding from the main exterior wall. Typically, the bay contains a surface that lies parallel to the exterior wall and two surfaces that extend perpendicularly or diagonally out from the exterior wall. To qualify as a bay, the bay must contain a window pane that extends at least 60 percent of the length and 35 percent of the height of the surface of the bay lying parallel to the exterior wall. There need not be windows in the surfaces extending out from the exterior wall.
6. Blank Wall:
 - a. A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
 - b. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.
7. Cornice: A horizontal molding projecting along the top of a wall, building, etc.
8. Fenestration: The design, proportioning, and disposition of windows and other exterior openings of a building.
9. Low-Impact Development (LID): A term used to describe a land planning and engineering design approach to managing stormwater runoff that emphasizes conservation and use of on-site natural features to protect water quality.
10. Modulation: A stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

11. Pedestrian-Oriented Façade: Includes all of the following elements:

- a. Primary building entrance must face the street and must be open to the public during all business operating hours. For street corner properties, entries shall be placed along both facades or directly at the street corner.
- b. The façade must include transparent windows and/or doors along 75 percent of the ground floor at heights between 2 to 8 feet above the ground. Glazed windows and doors that limit clear visibility into the building shall not count as “transparent.” For sloping sites, the transparent windows must be positioned between 3 to 8 feet above the ground on average.
- c. The façade must include weather protection at least 6 feet wide along at least 75 percent of the façade.

12. Pedestrian-Oriented Space: Publicly accessible spaces that enliven the pedestrian environment by providing opportunities for outdoor dining, socializing, relaxing and provide visual amenities that can contribute to the unique character of the subarea. Design criteria for pedestrian-oriented space:

- a. The following design elements are required for pedestrian oriented space:
 - i. All open spaces shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations that the intended user(s) can easily access and use , rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated.
 - ii. Paved walking surfaces of either concrete or approved unit paving (permeable paving encouraged).
 - iii. Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
 - iv. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space. This provision may be relaxed or waived where there are provisions for movable seating that meet the intent of the standard as determined by the Planning Director.
 - v. Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 - vi. Landscaping components that add seasonal interest to the space (LID techniques encouraged).
- b. The following features are encouraged in pedestrian-oriented space:
 - i. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.
 - ii. Provide *pedestrian-oriented facades* on some or all buildings facing the space.

- iii. Consideration of the sun angle at noon and the wind pattern in the design of the space.
 - iv. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
 - v. Movable seating.
- c. The following features are prohibited within pedestrian-oriented space:
- i. Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect with the space.
 - ii. Adjacent chain link fences.
 - iii. Adjacent untreated *blank walls*.
 - iv. Adjacent unscreened dumpsters or service areas.
13. Rain Garden: A planted depression that allows rainwater runoff from impervious urban areas like roofs, driveways, walkways, and compacted lawn areas the opportunity to be absorbed.
14. Storefront: A pedestrian-oriented façade placed up to the edge of a public sidewalk.
15. Trellis: A frame supporting open latticework used as a screen or a support for growing vines or plants.
16. Turret: A small tower projecting from a building.

Chapter 19.03 DESIGN STANDARDS FOR COMMERCIAL AND MULTIFAMILY ZONES

Sections:

19.03.010	Applicability and Compliance
19.03.020	Review Process and Departures
19.03.030	Site Planning
19.03.040	Site Elements and Amenities
19.03.050	Building Design

19.03.010 Applicability and Compliance

- A. Applicability.** The standards apply to properties within all commercial and multifamily zones, including but not limited to C-1, C-2, MF-1, MF-2, MU, and Neighborhood Convenience District.
- B. Compliance.** Unless otherwise noted, the standards apply to all new development. Some standards will apply only to “non-residential” development, while others may only apply to frontages along certain streets. In such cases, the applicable location or use is stated clearly in bold at the beginning of the standard. For additions and remodels, three different thresholds have been established to gauge how the standards herein are applied to such projects:
1. Level I Remodels include all exterior remodels within a three year period with value of 50 percent of the existing building valuation or less, as determined by the Pierce County Assessor Treasurer’s building valuation methods. The requirement for such remodels is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade’s siding, then the siding shall meet the applicable exterior building material and color standards, but elements such as building *modulation* would not be required.
 2. Level II Remodels include all remodels within a three year period whose value ranges from 50 to 200 percent of the value of the existing structure, as determined by the Pierce County Assessor Treasurer’s building valuation methods. All standards that do not involve repositioning the building or reconfiguring site development, as determined by the Planning Director, shall apply to Level II Remodels.
 3. Level III Remodels include all remodels within a three year period whose value exceeds 200 percent of the value of the existing structure, as determined by the Pierce County Assessor Treasurer’s building valuation methods. Such remodels shall conform to ALL standards.

The standards do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

19.03.020 Review Process and Departures

- A. Pre-Application Conference. These standards should be studied at the beginning of a prospective applicant's planning process and are intended to make people aware of the design issues that warrant early consideration. The Town requests prospective applicants to apply for a Pre-Application Conference prior to applying for development permits. The goal of this meeting is to provide clear direction to the applicant early in the process, provide for an informal discussion of site specific design issues and opportunities, and minimize the need for costly design changes late in the design phase.
- B. Administrative Review. The Planning Director is authorized to administer this chapter consistent with the provisions of EMC Chapter 18.09A, Land Use Permits and Appeals Procedure, except where otherwise noted herein.
- C. Departures. The design standards often include opportunities for "departures", which are reviewed and approved by the Planning Commission. The standards with such opportunities are clearly noted with DEPARTURE written in capital letters. The standards provide criteria for such departures, often with good and bad photo examples. In all cases, such departures must meet the intent of the standards. Financial hardship shall not be acceptable criteria for granting departures.

Departure process:

- 1. Applicant requests one or more departures to standards herein that provide the applicable departure opportunity. The departure request shall be made as part of a completed project application. The burden is on the applicant to demonstrate how the project and the departing design elements meet the intent of the standards.
- 2. The Planning Director reviews the project for technical completion per EMC 18.09A.060.
- 3. A Planning Commission hearing date shall be set no later than 60 days after the application has been declared technically complete.
- 4. Planning Commission review:
 - a. The Planning Commission shall make a decision by motion or resolution, as appropriate to:
 - i. Approve the project as proposed.
 - ii. Approve the project with additional conditions.
 - iii. Deny (reapplication or resubmittal is permitted)
 - iv. Deny with prejudice (reapplication or resubmittal is not allowed for one year)
 - b. A written notice with findings, conclusions, and decision should be provided to the application within 10 days of the decision.
- D. Appeals. Appeals from the final decision of the Planning Commission involving Title 19 EMC shall be made to City Council within ten (10) days of the date the decision or action became final.

- E. Appeals from the final decision of the City Council involving Title 19 EMC shall be made to Pierce County Superior Court within thirty (30) days of the date the decision or action became final, unless another time period is established by state law or local ordinance. Notice of the appeal and any other pleading required to be filed with the court shall be served on the Town Clerk within the applicable time period. This requirement is jurisdictional.

19.03.030 Site Planning

The relationship of buildings, parking lots, and landscaping elements to the Town's streets depends upon the type of street a site fronts onto. Eatonville's commercial and multifamily zones features a hierarchy of four different types of streets – illustrated in Figure 1 below. **Storefront Streets** – which are intended to be lined with *storefronts*, **Mixed-Use Streets** - which are intended to allow for *storefronts* or a combination of retail, office, civic, and/or residential uses with a landscaped setback; **Gateway Street** – which refers to Center Street E and is unique enough to deserve its own set of standards; and **Landscaped Streets** (not highlighted in Figure 1) which refers to streets where landscaped setbacks are required. Designations for new streets in applicable zones shall be made by the Town and designated on the plat or other applicable plans. The standards in this chapter (and in other chapters) thus refer to these particular types of streets.

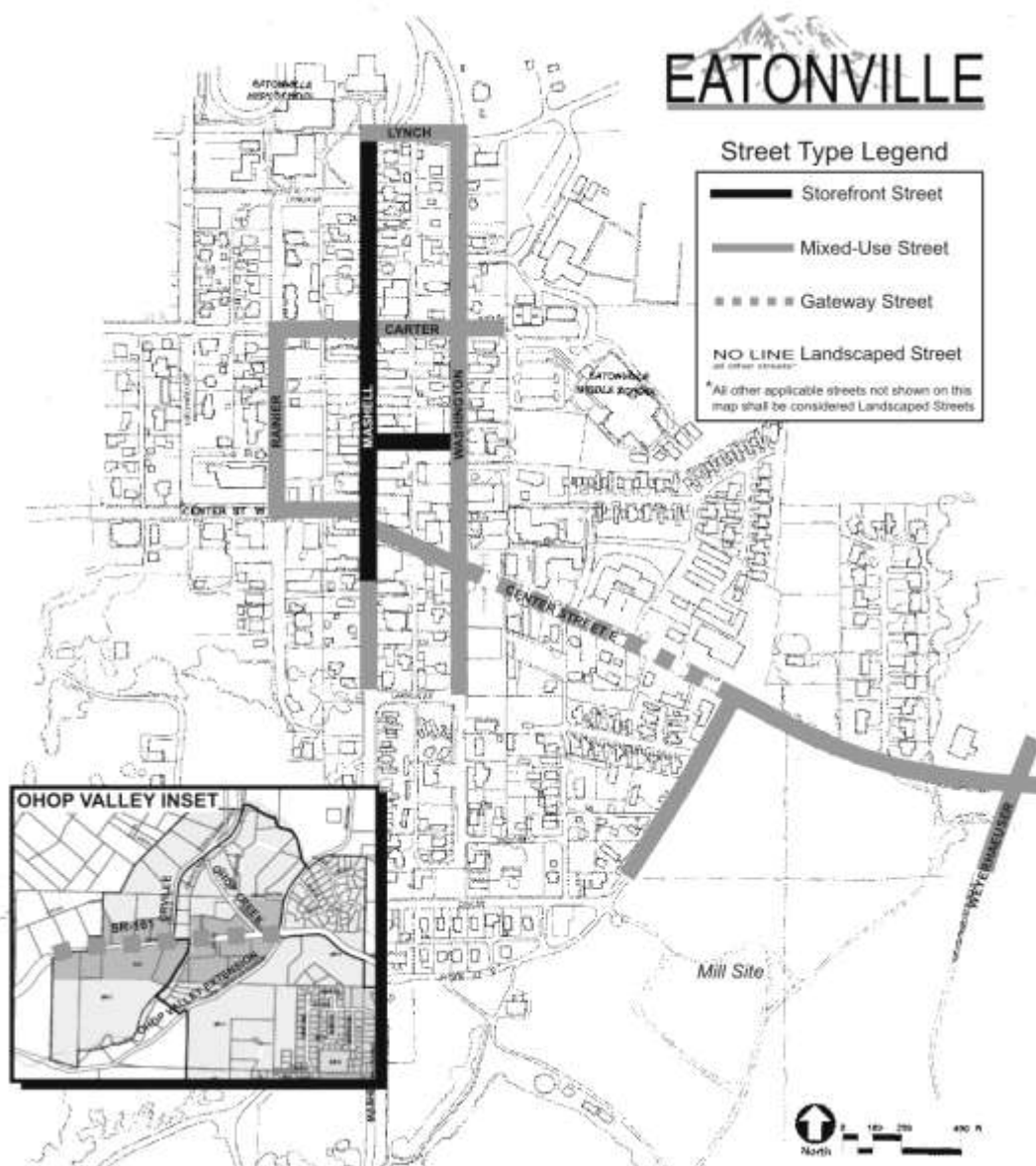


Figure 1. Map of street types for the purpose of determining street frontage and site layout standards in commercial and multifamily zones.

A. Street Frontages and Site Layout.

1. Intent:

- a. To create an active and safe pedestrian environment by encouraging development to orient towards the street.
- b. To strengthen and reinforce the pedestrian-oriented character of Eatonville's downtown, neighborhoods, and corridors.
- c. To enhance the visual character of Eatonville's streets.

2. Storefront Streets: (See Figure 1 for applicable streets)

- a. Building location and design. Buildings must be located adjacent to the sidewalk and feature a *pedestrian-oriented façade* (see Figure 2). Such façades must include:
 - i. Primary building entrance must face the street and must be open to the public during all business operating hours. For street corner properties, entries shall be placed along both façades or directly at the street corner.
 - ii. The façade must include transparent windows and/or doors along 75 percent of the ground floor at heights between 2 to 8 feet above the ground. Glazed windows and doors that limit clear visibility into the building shall not count as "transparent." For sloping sites, the transparent windows must be positioned between 3 to 8 feet above the ground on average.
 - iii. The façade must include weather protection at least 6 feet wide along at least 75 percent of the façade.

Exception: Buildings may be setback from the sidewalk where *pedestrian-oriented space* is included between the sidewalk and the building.

DEPARTURES: Public and institutional (e.g., churches, hospitals) buildings and buildings housing permitted assembly uses are eligible for departures to items (ii) and (iii) above provided the design treatment meets the intent of the standards and contributes to the pedestrian experience along the sidewalk.

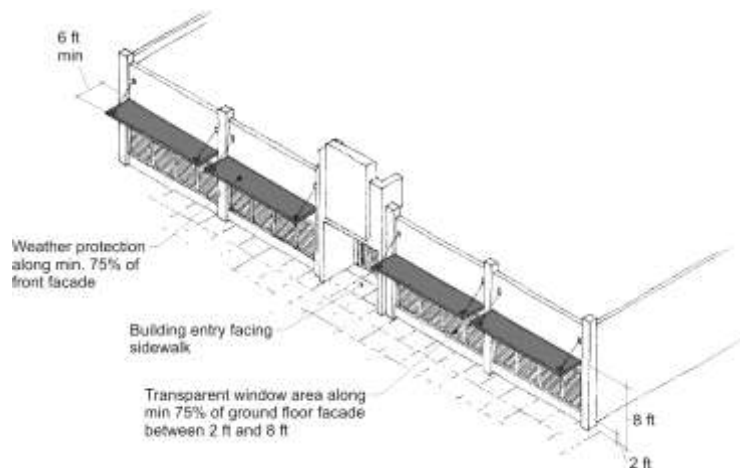


Figure 2. Pedestrian-oriented façade requirements.

- b. Parking lot location. Parking lots must be located behind buildings and away from Storefront Streets. New parking lots adjacent to a pedestrian-oriented street are prohibited. DEPARTURES may be considered by the Town provided the development configuration and treatment to screen the parking lot meets the intent of the standards and contributes to the pedestrian experience along the sidewalk. In all such departures, no more than 60 feet of frontage may be occupied by parking and design features must be included to define the street edge along the sidewalk. An example includes a low wall or planter with a landscaped *trellis* on top. Such features shall be designed to provide eye level views into the parking lot (generally from heights between 3 and 8 feet above grade).

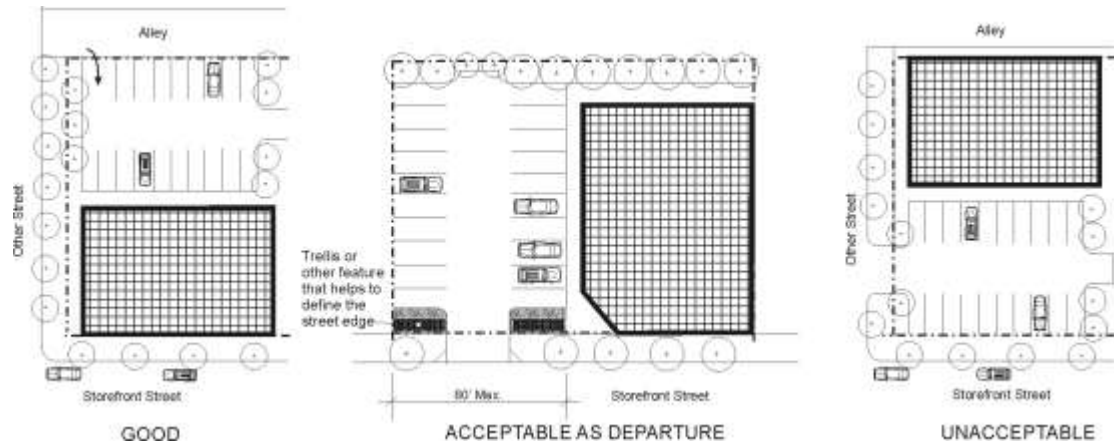


Figure 3. Parking location standards

- c. Structured parking. Structured parking facilities shall be located below, above, or behind *storefronts*. Structures incorporating above-ground parking facilities must comply with building design standards in Section 19.03.050.

3. Mixed-Use Streets: (See Figure 1 for applicable streets)

- a. Buildings featuring non-residential uses on the ground floor may be placed up to the edge of the sidewalk (unless otherwise noted) only if they feature a pedestrian-oriented façade, as defined.
- b. All other developments must feature at least 10 feet of landscaping or *pedestrian-oriented space* between the sidewalk or front property line and any building, parking area, storage, or service area.

Landscaping between the sidewalk and any parking area shall include:

- i. Trees, as approved by the Planning Director, shall be planted at a rate of one tree per 300 square feet of landscaped area. Choose tree, location, and trimming method to maximize visibility between windows and the street for safety.
- ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
- iii. Ground cover shall be planted in sufficient quantities to provide 100 percent coverage of the landscaped area within three years of installation.

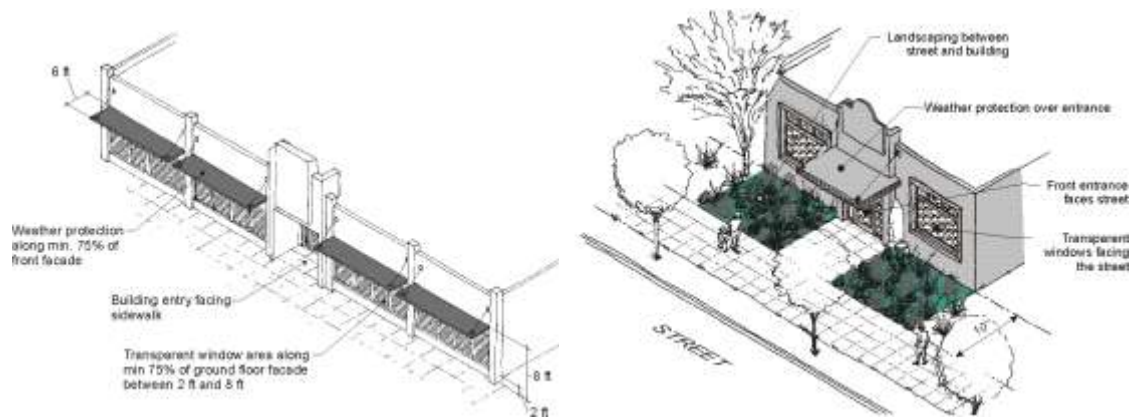


Figure 4. Development fronting on Mixed-use streets may feature either a pedestrian-oriented façade or a landscaped setback.

DEPARTURES: Reduced width planting strips and/or alternative landscaping designs will be considered by the Town where the applicant can successfully demonstrate that the streetfront design creates an attractive, safe, and comfortable pedestrian environment that is consistent with the goals and objectives of the Downtown Plan. Such proposals must include design elements that clearly go beyond minimum requirements. For example, proposals for a reduced width planting area could include terraced planting beds along the sidewalk, extensive transparent window/door areas facing the sidewalk, and/or special building detailing that adds special interest at a pedestrian scale. For reduced setbacks for residential uses, the Town may require that the ground floor be elevated at least 3 feet above the level of the sidewalk to increase privacy for the streetfront residential units.

- c. Building entrances. Buildings must feature pedestrian entrances that face the streets (see Figure 4). Exceptions: Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street.
- d. Façade transparency. Transparent windows and/or doors shall cover at least 25 percent of the ground floor façade of non-residential uses between 4 and 8 feet above the sidewalk. For residential façades, this transparency requirement shall be 15 percent for the entire façade (all vertical surfaces facing the street).

DEPARTURE: Reduced transparency proposals will be considered by the Town provided alternative design treatments create an interesting pedestrian experience and maintain some visibility between the inside of the building and the street.

Example treatments (in addition to transparent window areas) could include, but are not limited to, a vertical *trellis* with vine plants, a mural, a series of terraced planting beds between the façade and the sidewalk, or distinctive building details that provide interest at a pedestrian scale. A *blank wall* with no windows and a simple evergreen planting screen will not be enough to meet the intent of the standards.

- e. Parking lot location. Parking lots must be located to the side or rear of buildings and may not be located adjacent to intersections. For multi-building developments, no more than 50 percent of the street frontage may be occupied by parking lots and vehicle access areas. DEPARTURE: The Town may grant flexibility to the 50 percent requirement for one street frontage where a property fronts on more than one Mixed-Use Street or Corridor and there are no other reasonable alternatives. Depending on width and visibility of frontage, additional design features may be required to mitigate impacts of parking lots on the pedestrian environment and define the street edge. Examples could include a *trellis* system with vines and/or a decorative low wall that incorporates landscaping. Such treatments shall maintain adequate eye level visibility into the site from the street for safety.



Figure 5. Parking location standards for properties fronting Mixed-Use Streets.

- f. Structured parking configurations should locate parking areas below, above, or behind uses. Structures incorporating above-ground parking facilities must comply with building design standards in Section 19.03.050.

4. Gateway Streets: (See Figure 1 for applicable streets)

- a. Landscaping along sidewalk. All new developments and Level III remodels shall provide a planting strip between the sidewalk and any building, parking lot, service, or storage area. The minimum width of planting strips shall be 10 feet adjacent to applicable portions of Center Street and 25 feet adjacent to SR-161 along commercially zoned sites in Ohop Valley. The planting strip shall meet the landscaping standards specified in Figure 6 below. Trees and shrubs shall be maintained to maximize eye and car-level views into the site (shrubs at a maximum of 3 feet in height and trees limbed up to 8 feet or higher if possible) for safety and business visibility.

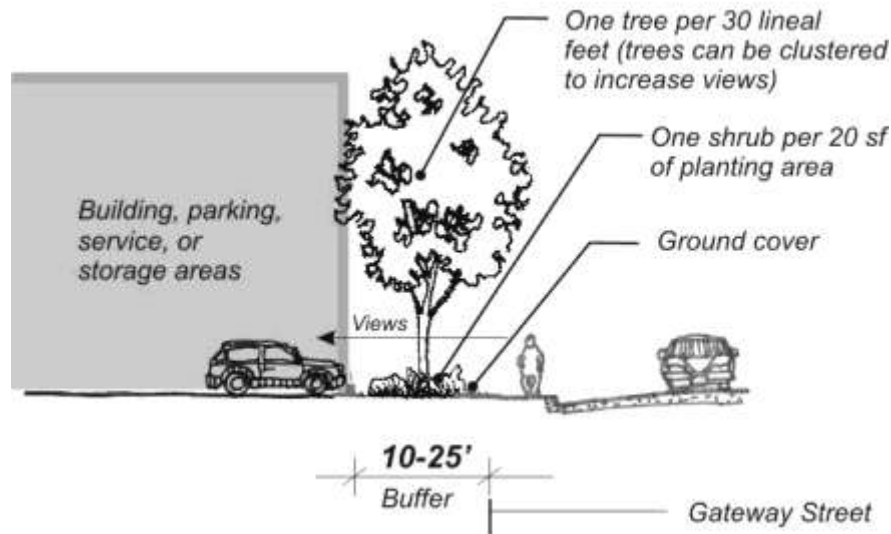


Figure 6. Landscaping standards for planting strips along Gateway Streets.

- b. Building location. Buildings are encouraged to be located towards the street and adjacent to the front planting strip required above. However, buildings placed in other locations are acceptable provided they meet pedestrian access and transparency requirements herein.
- c. Pedestrian access. All buildings must have clear pedestrian access between the sidewalk. Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement.
- d. Façade transparency. Transparent windows and/or doors shall cover at least 25 percent of the ground floor façade of non-residential uses between 4 and 8 feet above the sidewalk. For residential façades, this transparency requirement shall be 15 percent for the entire façade (all vertical surfaces facing the street).

DEPARTURE: Reduced transparency proposals will be considered by the Town provided alternative design treatments create an interesting pedestrian experience and maintain some visibility between the inside of the building and the street. Example treatments (in addition to transparent window areas) could include, but are not limited to, a vertical *trellis* with vine plants, a mural, a series of terraced planting

beds between the façade and the sidewalk, or distinctive building details that provide interest at a pedestrian scale. A *blank wall* with no windows and a simple evergreen planting screen will not be enough to meet the intent of the standards.

5. Landscaped Streets: (See Figure 1 for applicable streets)

- a. Landscaping along sidewalk. Landscaped setbacks at least 10 feet in width are required between the back of the sidewalk and any building or parking area. Landscaping between the sidewalk and any parking area shall include:
 - i. Trees, as approved by the Planning Director, shall be planted at a rate of one tree per 400 square feet of landscaped area.
 - ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 2 and 4 feet. Lawn area may be used in place of up to 50 percent of the shrubs.
 - iii. Ground cover shall be planted in sufficient quantities to provide at 100 percent coverage of the landscaped area within two years of installation.

Landscaping (plant types and maintenance) between the sidewalk and residential units shall maintain visual access between the dwelling units and the street.



Figure 7. Desirable building configuration along a Landscaped Street.

DEPARTURES: Reduced width planting strips and/or alternative landscaping designs will be considered by the Town where the applicant can successfully demonstrate that the streetfront design creates an attractive, safe, and comfortable pedestrian environment. Such proposals must include design elements that clearly go beyond minimum requirements. For example, proposals for a reduced width planting area could include terraced planting beds along the sidewalk, extensive transparent window/door areas facing the sidewalk, and/or special building detailing that adds special interest at a pedestrian scale. For reduced setbacks for residential

- uses, the Town may require that the ground floor be elevated at least 3 feet above the level of the sidewalk to increase privacy for the streetfront residential units.
- b. Parking location. Parking lots shall be located to the side or rear of buildings. Parking lots may not be located adjacent to street corners.
 - c. Building entries. All buildings must provide entries facing the street. For example, townhouses fronting on the street must all have individual entries accessible from the street. Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street. Configurations where enclosed rear yards back up the street are prohibited.
 - d. Façade transparency. At least 15 percent of the building facades (for all uses) must be transparent. All vertical surfaces facing the street shall be considered part of the façade. Openings in parking garages may not be used to meet this requirement, except when designed with *fenestration* and detailing techniques that make the garage appear to be a habitable part of the structure.



Figure 8. Development examples along a landscaped street.

B. Side and Rear Yard Design

1. Intent:

- a. To provide for compatibility between developments.
- b. To provide side and rear yard design options that enhance the area's pedestrian environment and the setting for development.
- b. To provide flexible standards that allow property owners to maximize on-site development while meeting community design goals.

2. Side/Rear Yard Design Options: Project applicants shall incorporate one or more of the following design options into the site's design:

- a. Provide a zero-lot line fire wall for commercial or mixed-use developments fronting on Storefront or Mixed-Use Streets. This configuration provides for the maximum use of property. Developments are encouraged to consider the design implications to the adjacent property.
- b. Provide a shared internal drive or public street/alley along the property line. This configuration may be required by Town for large sites where there is a strong need for internal connectivity. Depending on the status of the adjacent property, this may be partial roadway along the property line or a complete roadway entirely within the subject property. This determination will be made by the Planning Director. Where the roadway is constructed entirely within the subject property, at least 5 feet of Type I, II or III landscaping shall be provided between the road and the property line.
- c. Provide a trail or other internal pathway along the property line. Trails that span the property line require written approval from the adjacent property owner. Other trails require at least 5 feet of Type I, II or III landscaping between the trail and the property line.
- d. Retain existing native or desirable mature vegetation along the side or back property line.
- e. Provide a 6-foot tall wood or masonry fence and/or at least 5 feet of Type I or II landscaping along the side and/or rear property line(s). These options may be used only where options (a), (b), (c), or (d) above are not viable as determined by the Planning Director.
- f. Other treatments that meet the intent of the standards as approved by the Planning Director. Factors that must be considered in determining the appropriate treatment include lot sizes and established neighborhood patterns, views, applicable uses, connectivity, environmental conditions, and desired level of privacy.
- g. A *rain garden* or other *low-impact development* measure may be incorporated as part of the treatments above.

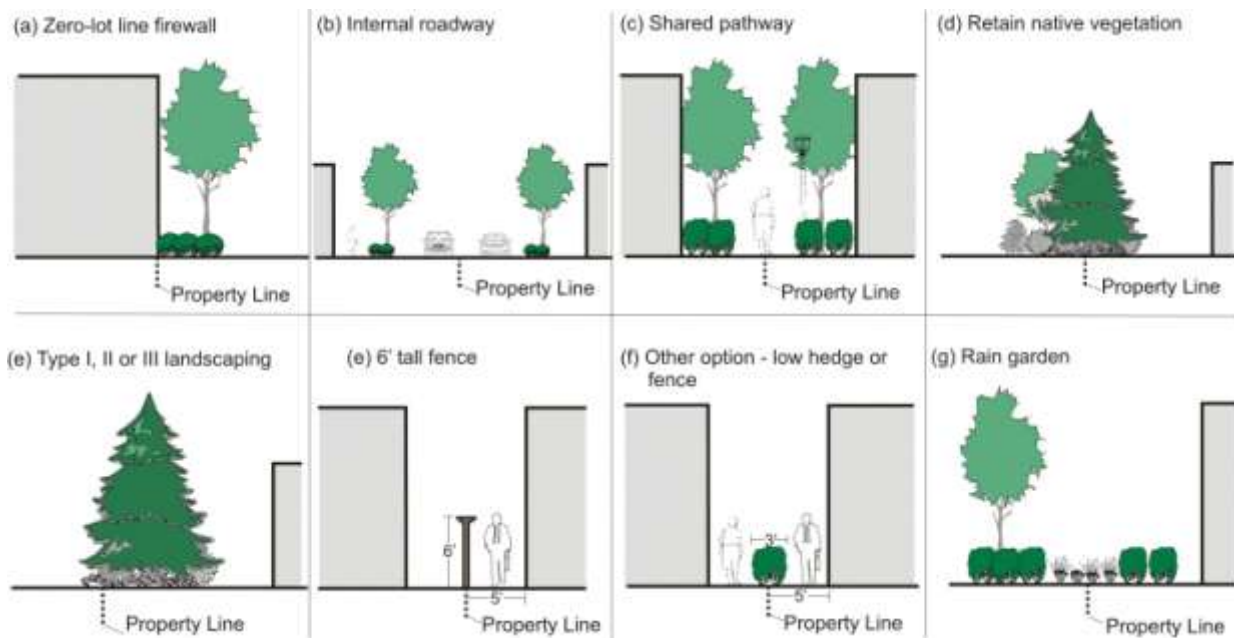


Figure 9. Side and rear yard design treatment options.

3. Solar Access and Privacy Along Side/Rear Yards:

- a. Buildings or portions thereof containing multifamily dwelling units whose solar access is only from the applicable side of the building (facing towards the side property line) shall be set back from the applicable side or rear property lines at least 15 feet. See Figure 11.
- b. *Balconies* or rooftop decks within 15 horizontal feet of a side property line must utilize opaque guard rails to minimize privacy impacts to adjacent properties.

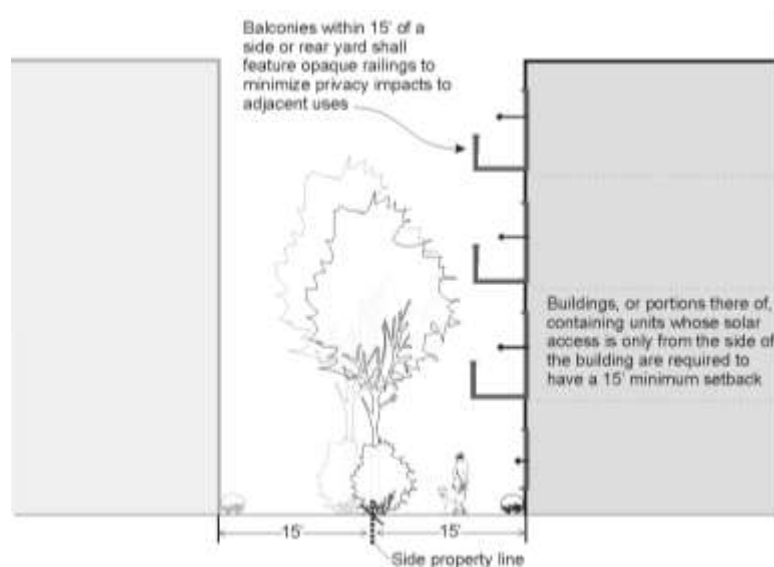


Figure 10. Solar access and privacy standards for multifamily residential buildings along side/rear yards.

C. Multiple Building/Large Lot Development.

1. Intent:
 - a. To reduce impacts on adjacent uses.
 - b. To take advantage of special opportunities to create a composition of buildings and landscaped features.
 - c. To enhance pedestrian and vehicular circulation.
 - d. To enhance the visual character of the community.
2. Large Site Design Criteria: All development permit applications for sites over two acres or with multiple buildings must demonstrate that how the project meets all of the following criteria:
 - a. Incorporates open space and landscaping as a unifying element. For example, the site plan in Figure 11 shows a focal point open space with connecting pathways, and consistent landscaping elements. The use of consistent palette of attractive landscaping materials will help to unify the development.
 - b. Where possible, incorporate screening, utilities, and drainage as positive design elements of the site (ex: create a “natural” open space or wet pond as a site feature to accommodate surface water runoff).
 - c. Provides pedestrian paths or walkways connecting all businesses and the entries of multiple buildings. Again, see Figure 11 as a good example.
 - d. Incorporates *low-impact development* stormwater management systems as part of the site plan, if physically feasible, as determined by a stormwater management professional. Participating in a multi-property stormwater facility or system will also satisfy this requirement.
 - e. Building entrances must not be focused around a central parking lot but be connected by a sidewalk/pathway system and/or open space(s). Again, see Figure 11 as a good site layout example.

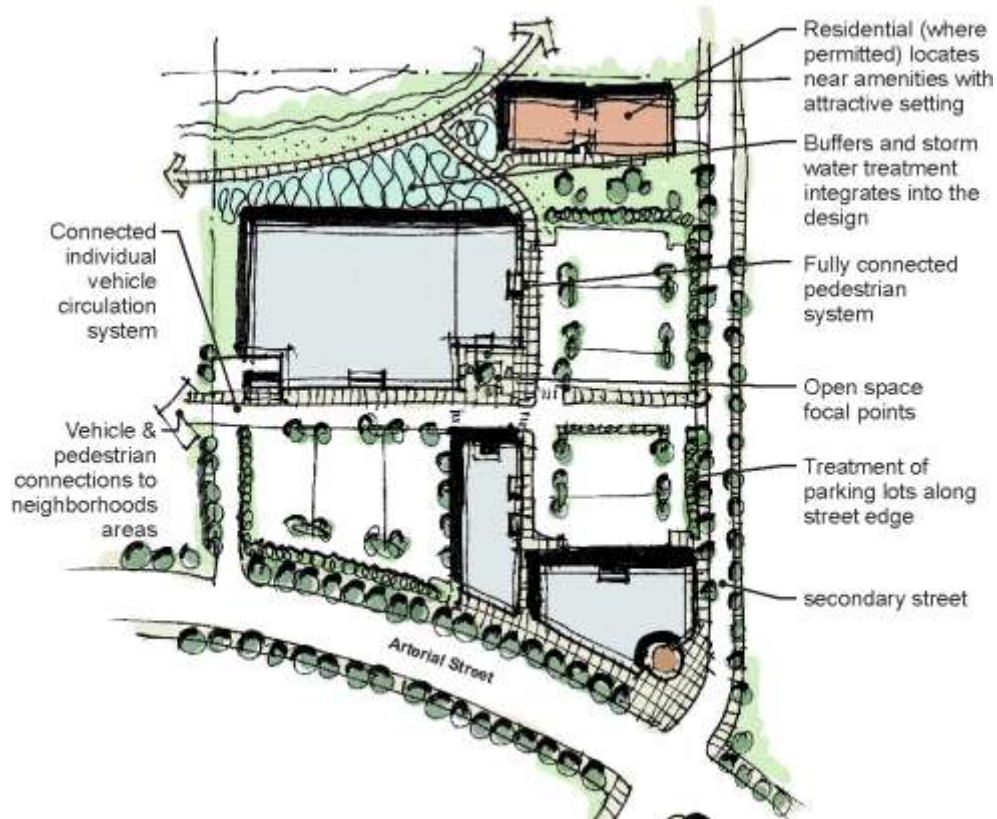


Figure 11. Illustrating large site development design criteria.

3. Mill Site Design Criteria: In addition to the design criteria set forth in subsection (2) above, development proposals on the former mill site shall demonstrate how the proposal meets the following criteria:
 - a. The natural areas adjacent to the Mashell River shall be preserved and utilized as a major site amenity. Native vegetation along the river's edges shall be retained in a natural state.
 - b. Features of the historic mill (per historical records/photos) are encouraged to be incorporated into the architecture and site design of the development.

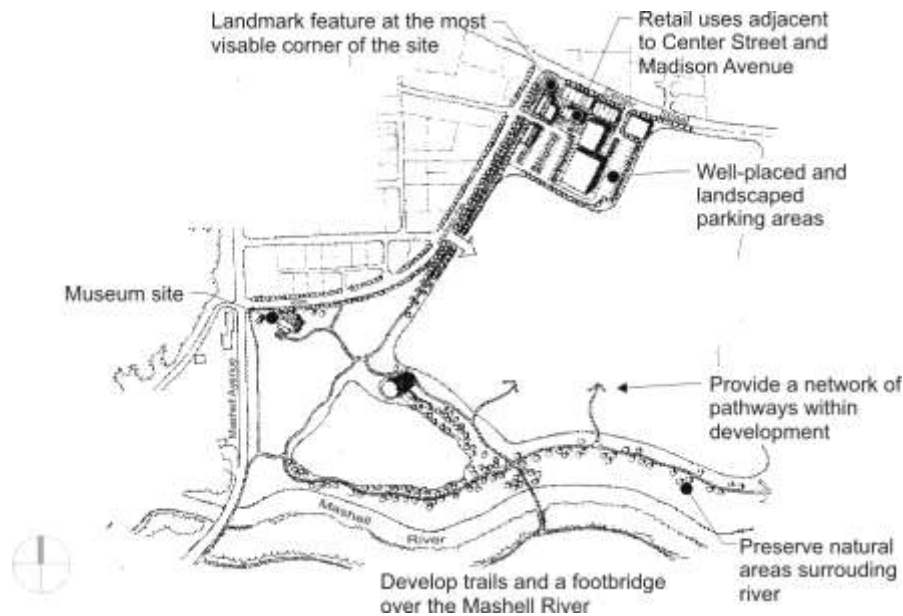


Figure 12. Key mill-site development features.

- c. A decorative entry feature shall be developed at the Center Street/ Madison Avenue intersection. This feature is intended to announce the site and welcome visitors. Physical and visual access into the site is strongly encouraged. The illustration in Figure 13 provides an example as to how this can be accomplished.
- d. A network of on-site pathways shall be provided throughout the development – connecting all uses on the site. Specifically:
 - i. Develop a trail along the north side of the Mashell River.
 - ii. Provide pedestrian connections that lead to these and other trails.

Depending on the nature of the site and adjacent uses, the type of pathway can range from a wide paved multi-purpose pathway to a nature trail.

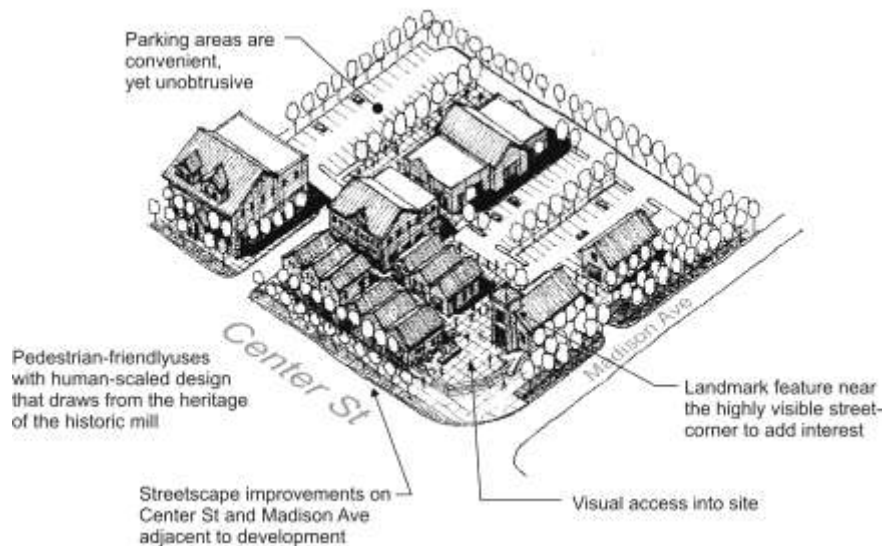


Figure 13. A desirable development example for the northwest corner of the mill-site.

D. Internal Vehicular Circulation and Driveways.

1. Intent:

- a. To provide safe, convenient access to commercial sites without diminishing quality pedestrian walking or visual experiences.
- b. To enhance the safety and function of public streets.

2. Internal Vehicular Circulation: Developments shall provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable as determined by the Planning Director. For example, large sites (at least 2 acres) should generally utilize a network of vehicular connections at intervals of no more than every 400 feet. This is on a scale similar to most pedestrian-oriented downtowns.

3. Driveway Standards:

- a. Projects adjacent to SR 161 must comply with the State's Access Management Regulations.
- b. Limit number of driveways. Parking lot entrances, driveways, and other vehicle access routes onto private property from a street may be restricted to no more than one entrance lane and one exit lane per 300 linear feet of property as measured horizontally along the street face.
- c. Encourage shared driveways. Properties with less than 300 linear feet of street frontage shall make a genuine effort to negotiate shared access with adjoining property owners. One entry and one exit lane for vehicle access will be allowed after there is demonstrable evidence, acceptable to the Planning Director, that shared access is not feasible.

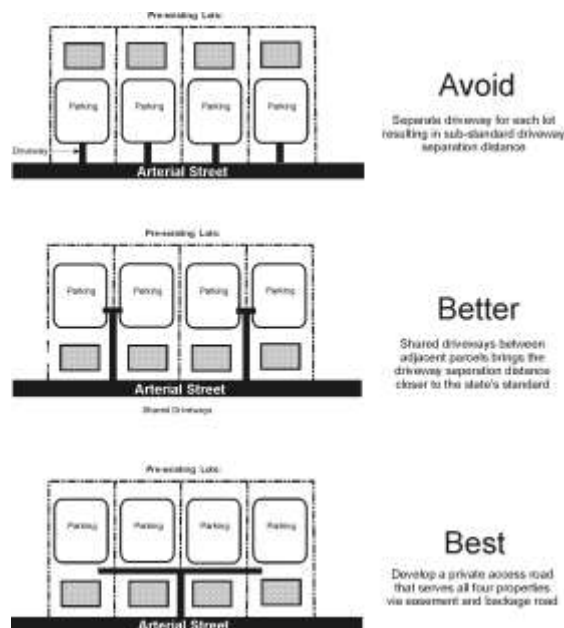


Figure 14. Encourage shared driveways.

- d. Driveways for corner lots. Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection.

Exception: Corner lots may have one entrance per street provided the owner provides evidence acceptable to the Planning Director that they are unable to arrange joint access with an abutting property.

- 4. Parking Garage Entrances: Parking garage entries (both individual private and shared parking garages) must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road. Specific standards and guidelines:
 - a. Townhouse developments featuring 2-car garages facing a public or private drive (where the primary pedestrian entry is off the same drive) are required to employ tandem garages on at least 50 percent of the units to minimize the garage's negative visual impact on the street and visual environment. Garages facing alleys are exempt from this standard.
 - b. Townhomes and all other multi-family dwelling units with private exterior ground floor entries must provide at least 20 square feet of landscaping adjacent to the entry. This is particularly important for units where the primary entrance is next to private garages off of an interior access road. Such landscaping areas soften the appearance of the building and highlight individual entries.



Figure 15. Acceptable (left) and unacceptable (right) townhouse parking garage entrance examples.

D. High Visibility Street Corners.

In small gateway towns such as Eatonville, street corners are particularly important as they represent the most visible sites in Town. The design of these corner sites and buildings sited on them warrant special design consideration.

1. Intent:

- a. To enhance the character and identity of Eatonville.
- b. To accentuate highly visible street corners.

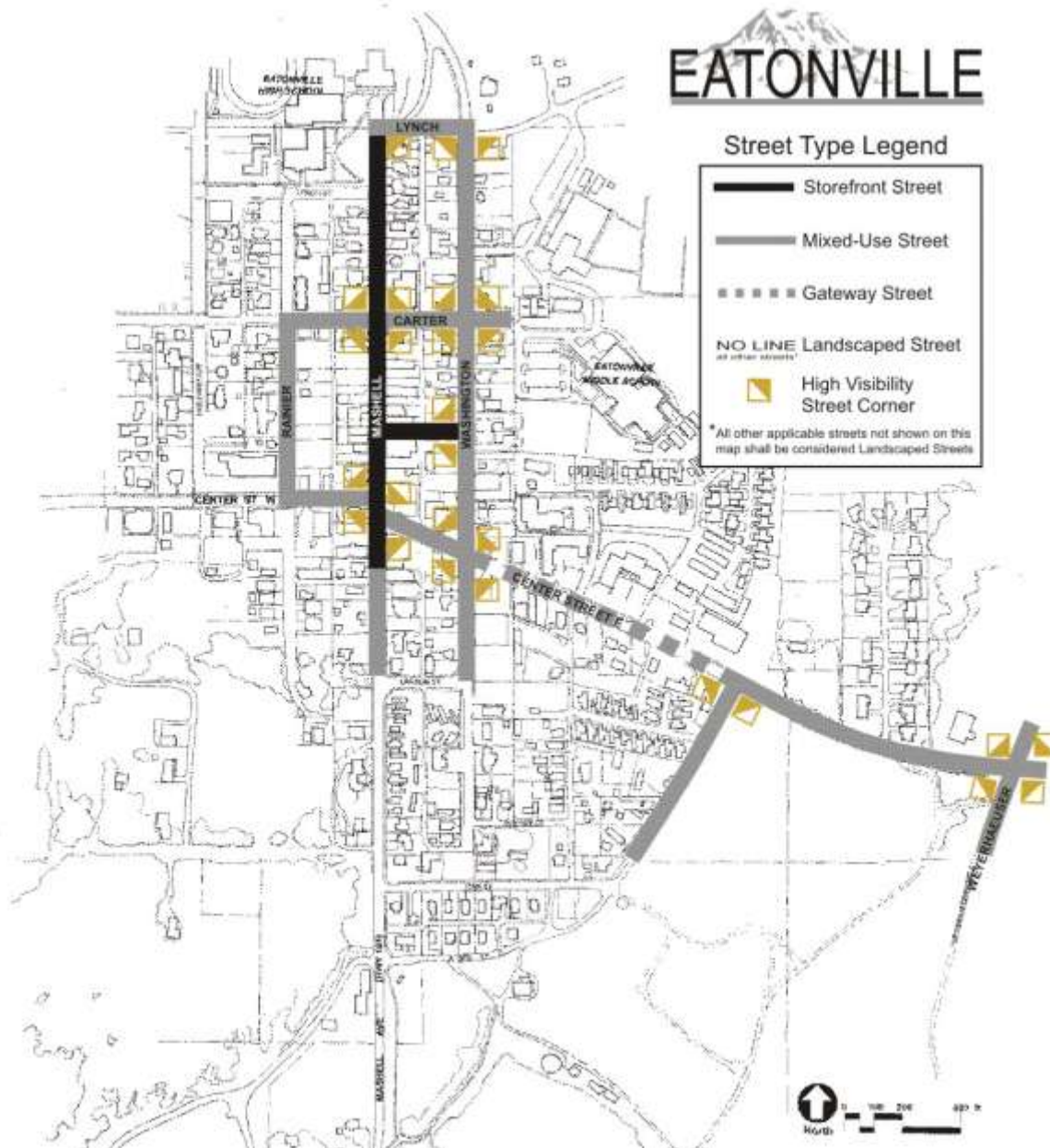


Figure 16. Map of designated High Visibility Street Corners.

2. Design Options: All development proposals located at designated High Visibility Street Corner (see Figure 16 on the previous page) sites shall include at least one of the design treatments described below (in order of preference):
- Locate a building towards the street corner (within 15 feet of the corner property line). All such buildings shall comply with Building Corner standards in Section 19.03.050.
 - Provide *pedestrian-oriented space* at the corner leading directly to a building entry or entries.

If a or b are not feasible or desirable per the Planning Director, consider the following options:

- Install substantial landscaping (at least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and or ground cover). In addition to the landscaping, the space shall include a special architectural element, such as a *trellis*, decorative monument sign, or clock-tower, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses).
- Other treatments will be considered, provided they meet the intent of the standards and guidelines as determined by the Planning Director.

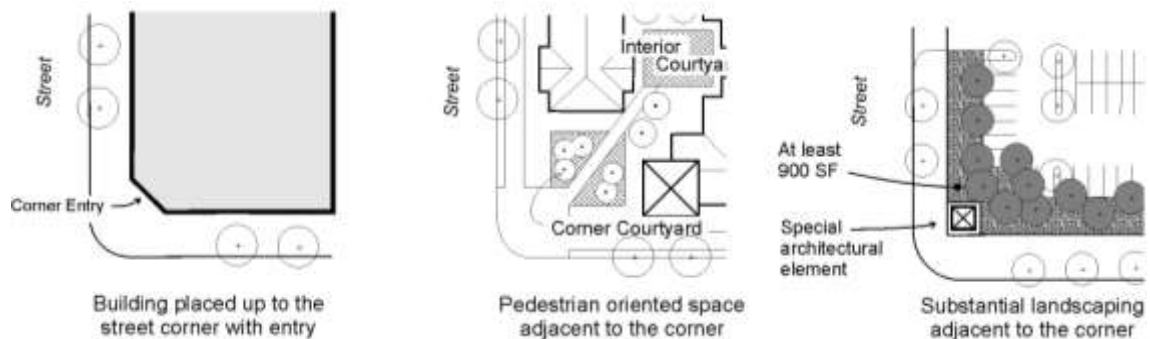


Figure 17. Acceptable street corner examples.

19.03.040 Site Design Elements

This chapter addresses standards for site design elements such as sidewalks, internal pathways, pedestrian amenities, on-site open space, service element location and design, and lighting.

A. Sidewalks and Pedestrian Circulation.

1. Intent:

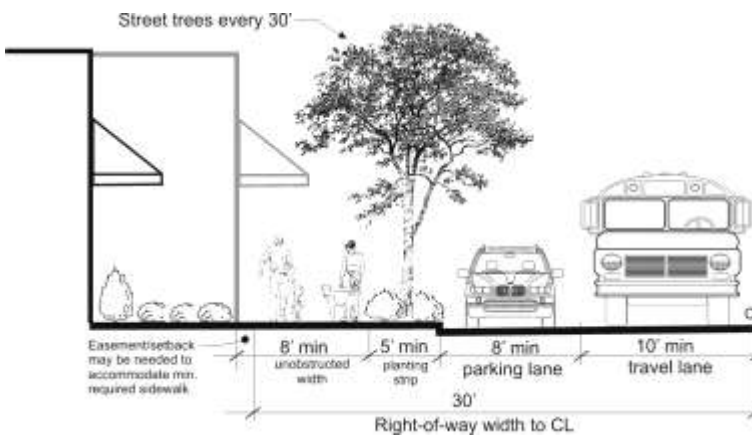
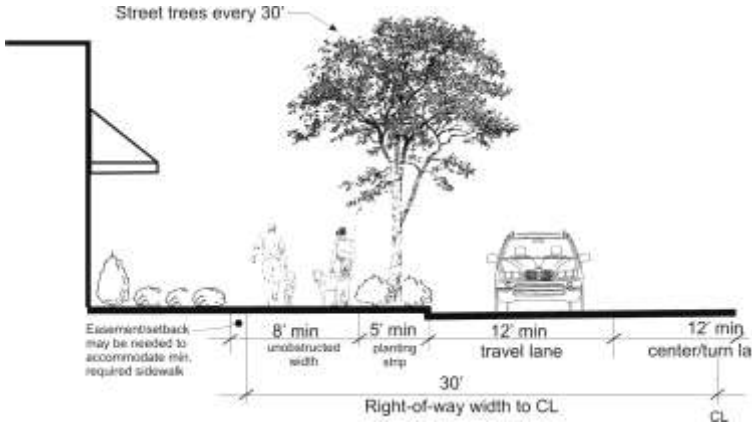
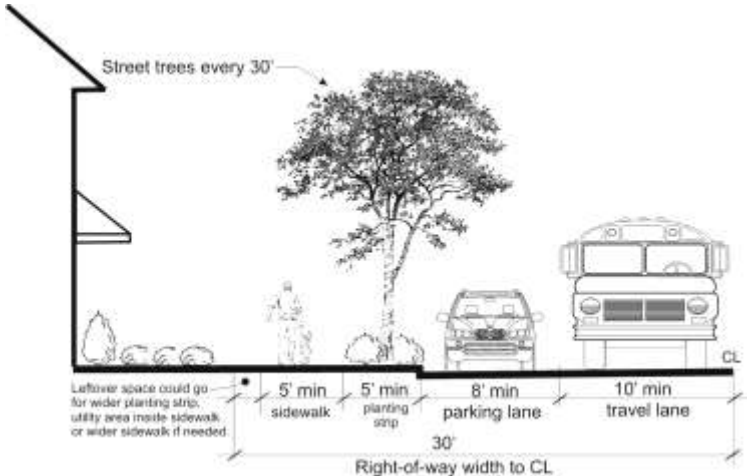
- a. To improve the pedestrian environment by making it easier, safer, and more comfortable to walk to and between businesses, along streets, and through parking lots.
- b. To improve the character and identity of Eatonville.

2. Sidewalk Design: Developments shall utilize appropriate sidewalk widths, materials, designs, and construction standards and guidelines to enhance pedestrian access and complement town life. Specifically:

- a. Sidewalks shall be constructed per the Town's Engineering Design and Development Standards (EDDS), unless otherwise directed by these design standards and guidelines.
- b. Sidewalk standards by street:

Table 1. Basic sidewalk types defined

<p>Storefront Street Standards: (see Figure 1 for applicable streets)</p> <ul style="list-style-type: none">• 12' min. sidewalks with trees every 30' in grates and 8' min. unobstructed sidewalk width (Exception: No trees on Mashell from Center to Carter)• Wider sidewalks encourage to provide outdoor seating area and/or outdoor display area	<p>The diagram illustrates a cross-section of a storefront street. On the left is a building with a sidewalk. A tree is planted on the sidewalk, with a label 'Street trees every 30'' and an arrow pointing to it. Pedestrian lighting is shown as a pole with a light fixture. The sidewalk has a minimum width of 12 feet, with an 8-foot minimum unobstructed width. To the right of the sidewalk is an 8-foot minimum parking lane, followed by a 10-foot minimum travel lane. The total width from the roadway surface to the centerline (CL) is 18 feet minimum. A car is shown in the parking lane, and a bus is shown in the travel lane. Pedestrians are shown walking on the sidewalk.</p>
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<p>Mixed-Use Street Standards: (see Figure 1 for applicable streets)</p> <ul style="list-style-type: none"> • 8' min. sidewalks with 5' min. planting strips trees every 30' • Wider sidewalks encourage to provide outdoor seating area and/or outdoor display area 	 <p>Diagram illustrating Mixed-Use Street Standards. The cross-section shows a sidewalk (8' min. unobstructed width), a planting strip (5' min.), a parking lane (8' min.), and a travel lane (10' min.). A tree is shown in the planting strip, with a note 'Street trees every 30\''. The total right-of-way width to the centerline (CL) is 30'. A note indicates that an easement/setback may be needed to accommodate the minimum required sidewalk.</p>
<p>Center Street E and Ohop Valley Street Standards:</p> <ul style="list-style-type: none"> • 8' min. sidewalks with 5' min. planting strips trees every 30' • Wider sidewalks encourage to provide outdoor seating area and/or outdoor display area 	 <p>Diagram illustrating Center Street E and Ohop Valley Street Standards. The cross-section shows a sidewalk (8' min. unobstructed width), a planting strip (5' min.), a travel lane (12' min.), and a center/turn lane (12' min.). A tree is shown in the planting strip, with a note 'Street trees every 30\''. The total right-of-way width to the centerline (CL) is 30'. A note indicates that an easement/setback may be needed to accommodate the minimum required sidewalk.</p>
<p>Landscaped Street Standards: (see Figure 1 for applicable streets)</p> <ul style="list-style-type: none"> • 5' min. sidewalks with 5' min. planting strips trees every 30' • Wider sidewalks encourage to provide outdoor seating area and/or outdoor display area 	 <p>Diagram illustrating Landscaped Street Standards. The cross-section shows a sidewalk (5' min.), a planting strip (5' min.), a parking lane (8' min.), and a travel lane (10' min.). A tree is shown in the planting strip, with a note 'Street trees every 30\''. The total right-of-way width to the centerline (CL) is 30'. A note indicates that leftover space could go for a wider planting strip, utility area inside sidewalk, or wider sidewalk if needed.</p>

- c. Outdoor business activities are permitted within the public right-of-way only if additional public sidewalk is provided greater than the minimum required width. No business activities are allowed in the minimum required width.

3. Internal Pedestrian Circulation:

- a. All buildings shall have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, preferably from both streets. Buildings with entries not facing the street should have a clear and obvious pedestrian access way from the street to the entry.
- b. Pedestrian paths or walkways connecting all businesses and the entries of multiple commercial buildings frequented by the public on the same development site shall be provided.

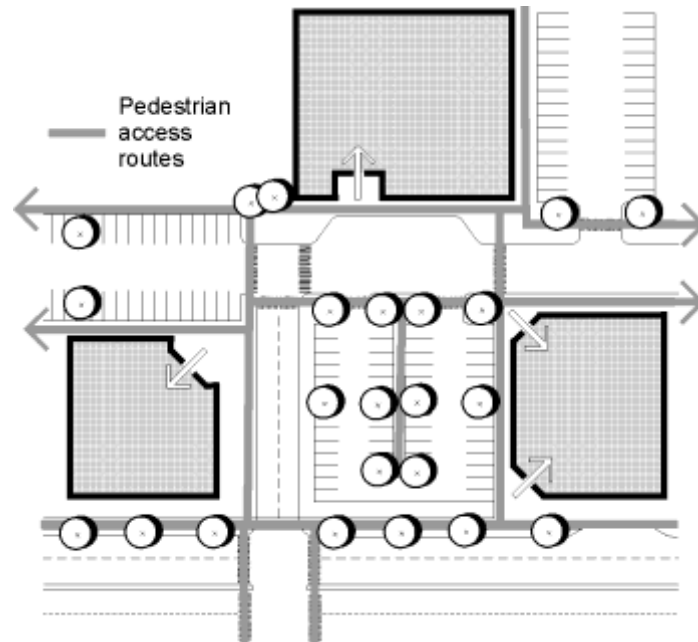


Figure 18. Good internal pedestrian circulation. Note connections from the street, between buildings and through parking lots.

- c. **Parking Lot Pathways.** A paved walkway or sidewalk shall be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or a distance of less than 150 feet shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material, which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement. Trees and pedestrian-scaled lighting (maximum 15 feet in height) shall be used to clearly define pedestrian walkways or other pedestrian areas within the parking area.

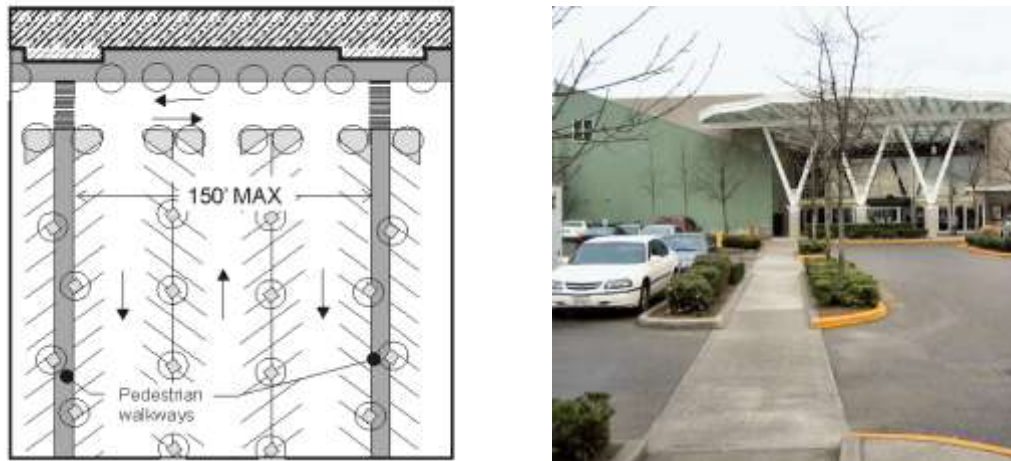


Figure 19. Parking lot pathway standards and example.

4. Internal Walkway Widths and Design:

- a. Internal pathways along the front facade of mixed-use and retail buildings 100 feet or more in length (measured along the facade) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:
- Street trees, as approved by the Planning Director, should be placed at an average of 30 feet on-center and placed in grates (except where trees are placed in planting strips). Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than one tree per 60 lineal feet of building facade must be provided.
 - Planting strips may be used between any vehicular access or parking area and the pathway, provided that the required trees are included and the pathway is at least 8 feet in width and the combined pathway and planting strip is at least 14 feet in width.
 - Pedestrian-scaled lighting may be used as a substitute to the required street trees subject to Planning Director approval, provided they are used at the same intervals.



Figure 20. Internal walkway standards and an example along retail or mixed-use buildings.

- b. For all other interior pathways, the applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users. See Figure 21 for considerations.

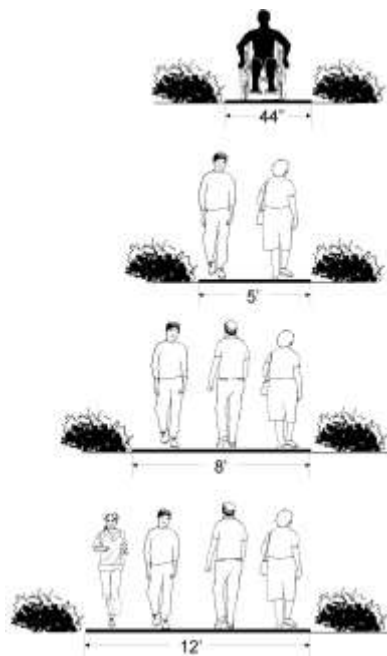


Figure 21. Considerations for pathway walking widths.

- c. Pedestrian walks shall be separated from structures by at least 3 feet of landscaping, except where the adjacent building features a *pedestrian-oriented facade*.

DEPARTURES: The Town shall consider alternative treatments to provide attractive pathways. Examples include the use of planter boxes and/or vine plants on walls, sculptural, mosaic, bas-relief artwork, or other decorative wall treatments that meet the intent of the standards. See Figure 23 for an example treatment that would meet the departure criteria.

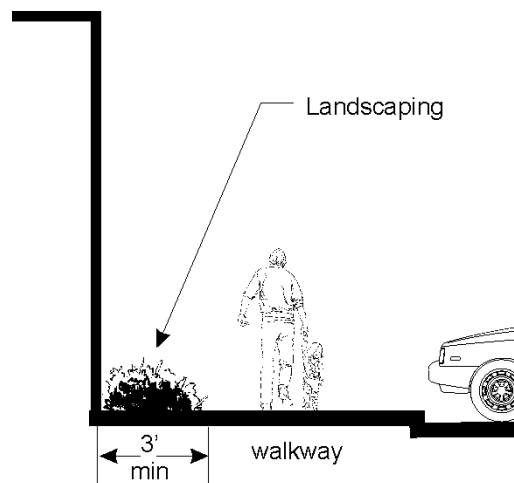


Figure 22. Separate internal pathways from buildings by landscaping.



Figure 23. A good departure example for a walkway along a non-pedestrian-oriented façade.

- d. All internal walkways along *pedestrian-oriented facades* and walkways on the edge of parking areas shall feature at least one street tree for every 30 feet of walk. Trees may be spaced to maintain entry sign visibility.
5. Pedestrian crossings:
- a. Crosswalks are required when a walkway crosses a paved area accessible to vehicles.
 - b. Applicants must continue the sidewalk pattern and material across driveways.

B. Pedestrian Amenities.

1. Intent:
 - a. To create attractive and comfortable pedestrian environments.
 - b. To enhance the unique character and identity of Eatonville.
2. Durable Pedestrian Furniture: Pedestrian furniture provided in public spaces shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.
3. Streetscape Amenity Requirements: Streetscape amenities should be included along all designated Storefront Streets, Mixed-Use Streets, and Gateway Streets (see Figure 1 for applicable street type designations). For each 100 cumulative lineal feet of Storefront Street frontage, at least four of the desired amenity elements listed below should be included. Along designated Mixed-Use Streets, at least two amenity elements should be included. The type, location, and design of chosen amenities shall contribute to a well-balanced mix of features on the street, as determined by the Planning Director. Desired amenities include:
 - a. Seating. Each 6 feet of seating area or four individual seats count as one amenity element. Seating areas should generally be located in areas that provide views of pedestrian activity. Seating ledges must be at least 12 inches wide to qualify.
 - b. Trash Receptacles. To qualify as an amenity, at least one trash receptacle is needed per 100 linear feet of sidewalk. For designated pedestrian-oriented streets, this shall be required.
 - c. Permanent landscaping elements including planting beds and other landscaping elements that add visual interest to the sidewalk as determined by the Planning Director.
 - d. Special pavement patterns and/or tree grates.
 - e. Bicycle racks.
 - f. Informational kiosks (worth two amenity elements).
 - g. Decorative clocks (count as two amenity elements).
 - h. Artwork (counts as two amenity elements).
 - i. Special lighting.
 - j. Other amenities that meet the intent as determined by the Planning Director.

Features above that are publicly funded, already required by code, and/or obstruct pedestrian movement shall not qualify as an amenity to meet this standard.

All features are subject to Town approval.



Figure 24. Streetscape amenity examples. Image 1 includes benches and several large potted plants; image 2 includes similar features plus a decorative bench and a permanent planting element; image 3 is a decorative clock; image 4 is a historical plaque; image 5 is an informational kiosk; image 6 includes decorative paving design/materials.



Figure 25. More streetscape amenity examples. Image 1 includes a decorative tree grate; image 2 includes decorative artwork/paving related to the character and identity of the area; image 3 is a decorative bicycle rack; image 4 includes a rain garden planting strip; image 5 is a decorative bench; image 6 includes a sitting ledge incorporating student artwork.

C. On-Site Open Space.

1. Intent:

- a. To provide a variety of pedestrian areas in retail and mixed-use areas.
- b. To provide safe, attractive, and usable open spaces that promote pedestrian activity.
- c. To create useable space that is suitable for leisure or recreational activities for residents.
- d. To create open space that contributes to the residential setting.
- e. To promote the use of a variety of types of open spaces for multifamily uses.

2. Open Space for Non-Residential Uses: All non-residential uses with buildings more than 4,000 square feet in floor area, except for those adjacent to designated Storefront Streets (see Figure 1 for locations) and other lots featuring *storefront* buildings, shall provide on-site *pedestrian-oriented space* equal to 2 square feet per each lineal foot of street or parking lot frontage.

Such *pedestrian-oriented spaces* are intended to be small publicly accessible spaces that enliven the pedestrian environment by providing opportunities for outdoor dining, socializing, relaxing and provide visual amenities that can contribute to the unique character of the subarea. Design criteria for *pedestrian-oriented space*:

- a. Sidewalks or internal walkways along *storefronts*, where widened beyond minimum requirements, shall count as *pedestrian-oriented space* (only the areas beyond minimum requirements). The additional sidewalk area may be used for outdoor dining and temporary display of retail goods. The standards in paragraphs (b) through (d) below shall not apply to sidewalks, where used as *pedestrian-oriented space*.
- b. The following design elements are required for pedestrian oriented space:
 - i. All open spaces shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations that the intended user(s) can easily access and use , rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated.
 - ii. Paved walking surfaces of either concrete or approved unit paving (permeable paving encouraged).
 - iii. Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
 - iv. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space. This provision may be relaxed or waived where there are provisions for movable seating that meet the intent of the standard as determined by the Planning Director.

- v. Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 - vi. Landscaping components that add seasonal interest to the space (LID techniques encouraged).
- c. The following features are encouraged in *pedestrian-oriented space*:
- i. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.
 - ii. Provide *pedestrian-oriented facades* on some or all buildings facing the space.
 - iii. Consideration of the sun angle at noon and the wind pattern in the design of the space.
 - iv. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
 - v. Movable seating.
- d. The following features are prohibited within *pedestrian-oriented space*:
- i. Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect with the space.
 - ii. Adjacent chain link fences.
 - iii. Adjacent untreated *blank walls*.
 - iv. Adjacent unscreened dumpsters or service areas.

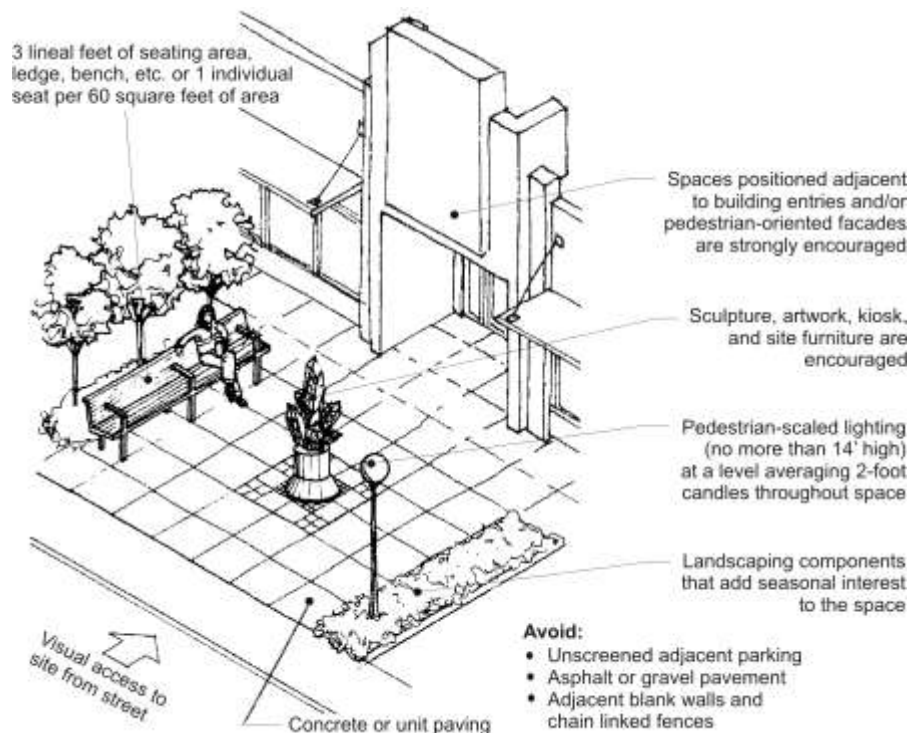


Figure 26. Pedestrian-oriented space example.

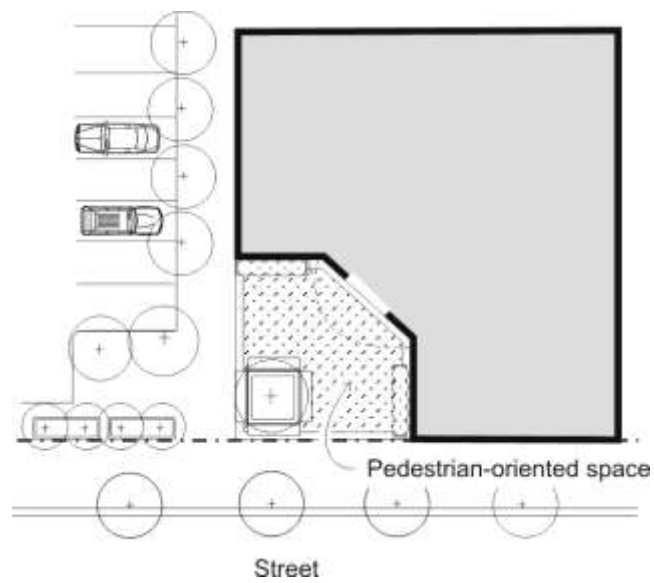


Figure 27. Example location and size of pedestrian-oriented space.



Figure 28. Examples of pedestrian-oriented space.

3. Internal Open Space for Multifamily Uses: Multifamily residential uses shall provide open space equivalent to at least 20 percent of the building's livable floor area. The required area may be satisfied with one or more of the elements listed below:
- a. Common open space: Where accessible to all residents, common open space may count for up to 100 percent of the required open space. This includes landscaped courtyards or decks, front porches, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces. Upper level courtyards shall qualify as common open space provided they meet the standards herein and are directly visible from dwelling units in the building (if it's on top of the building, then it's a rooftop deck). Special requirements and recommendations for common open spaces include the following:
 - i. Required setback areas shall not count towards the open space requirement, except for spaces that meets the dimensional and design requirements and guidelines herein as determined by the Planning Director.
 - ii. Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than 15 feet in width (except for front porches).
 - iii. Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.
 - iv. Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.
 - v. Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space. Low walls or hedges (less than three feet in height) are encouraged to provide clear definition of semi-private and common spaces.



Figure 29. Common open space examples. Note the space's centralized location and good visibility from dwelling units.

- vi. Separate common space from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as

approved by the Planning Director that enhance safety and privacy (both for common open space and dwelling units).

- vii. Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
 - viii. Stairways, stair landings, above grade walkways, *balconies* and decks shall not encroach into the common open space. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception.
 - ix. Front porches qualify as common open space provided no dimension is less than eight feet and the porch is open on at least two sides.
- b. Private *balconies* and decks: Covered or uncovered private *balconies*, porches, decks, or patios may be used to meet up to 50 percent of the required open space. To qualify as open space, such spaces shall be at least 35 square feet, with no dimension less than four feet, to provide a space usable for human activity.



Figure 30. Balconies are encouraged.

4. Internal Open Space for Townhouses: Townhouses and other ground based multi-family residential units with individual exterior entries must provide at least 200 square feet of private open space per dwelling unit adjacent to, and directly accessible from each dwelling unit. This may include private *balconies*, individual rear yards, and covered front porch areas. Exception: “Common Open Space” designed per Standard (3)(a) above may substitute for up to 50 percent of each unit’s required private or semi-private open space on a square foot per square foot basis.



Figure 31. These townhouses have semi-private yard space and balconies.

D. Service Elements and Mechanical Equipment.

1. Intent:

- a. To minimize the potential negative impacts of service elements.
- b. To encourage thoughtful siting of service elements that balance functional needs with the desire to screen negative impacts.

2. Service Element Location and Design: All developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

- a. Service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.
- b. The designated spot for service elements shall be paved with concrete.

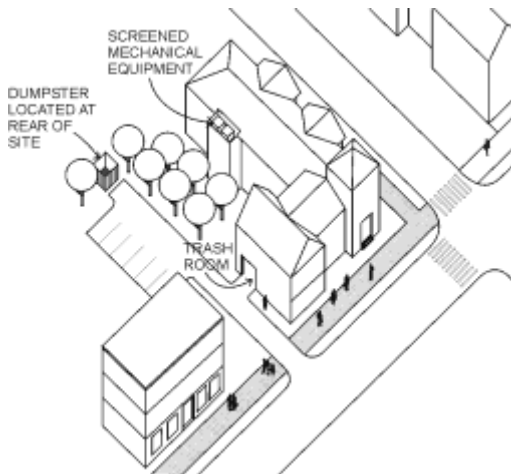


Figure 32. Appropriate service area location and enclosure example.

- c. Appropriate enclosure of the common trash and recycling elements shall be required, as determined by the Planning Director. Requirements and considerations:
 - i. Service areas visible from the street, pathway, *pedestrian-oriented space* or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a wall or fence at least six feet high. Developments are encouraged to use materials and detailing consistent with primary structures on-site. Acceptable materials include brick, concrete block or stone.
 - ii. The sides and rear of the enclosure must be screened with Type I, II, or III Landscaping at least 5 feet deep in visible locations as determined by the Planning Director to soften the views of the screening element and add visual interest.
 - iii. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.

- iv. Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.
 - v. Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.
 - vi. Preferably, service enclosures are integrated into the building itself.
3. Utility Meters, Electrical Conduit, and Other Service Utility Apparatus: These elements shall be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.



Figure 33. Good and bad utility meter configurations. The examples on the left are consolidated and somewhat screened by landscaping elements, whereas the right examples are exposed and degrade the character of these townhomes.

4. Rooftop Mechanical Equipment. All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.

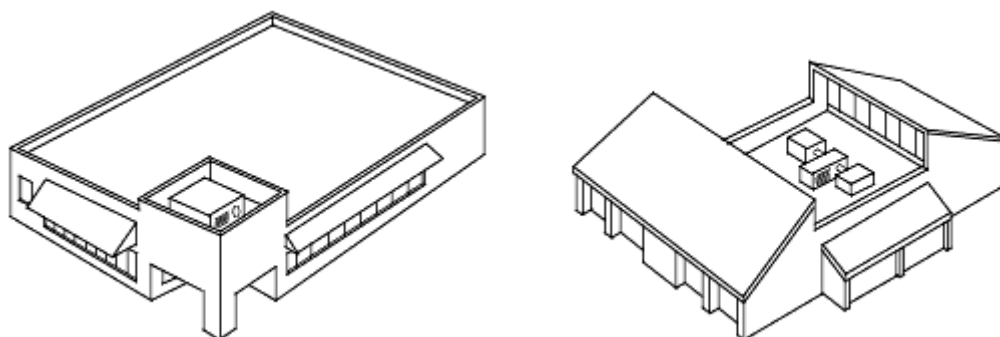


Figure 34. Screening examples of rooftop mechanical equipment.

E. Lighting.

1. Intent:

- a. To encourage the judicious use of lighting in conjunction with other security methods to increase site safety.
- b. To encourage the use of lighting as an integral design component to enhance buildings, landscaping, and other site features.
- c. To encourage night sky visibility and to reduce the general illumination of the sky in Eatonville.
- d. To reduce the horizontal glare and vertical light trespass from a development onto adjacent parcels and natural features.
- e. To discourage the use of lighting for advertising purposes.

2. Lighting Standards and Guidelines: Provide appropriate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

- a. All public areas shall be lighted with average minimum and maximum levels as follows:
 - i. Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
 - ii. Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and
 - iii. Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.
- b. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
- c. Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher lighting fixtures may be considered with the approval of the Planning Director. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.
- d. Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.
- e. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be

directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

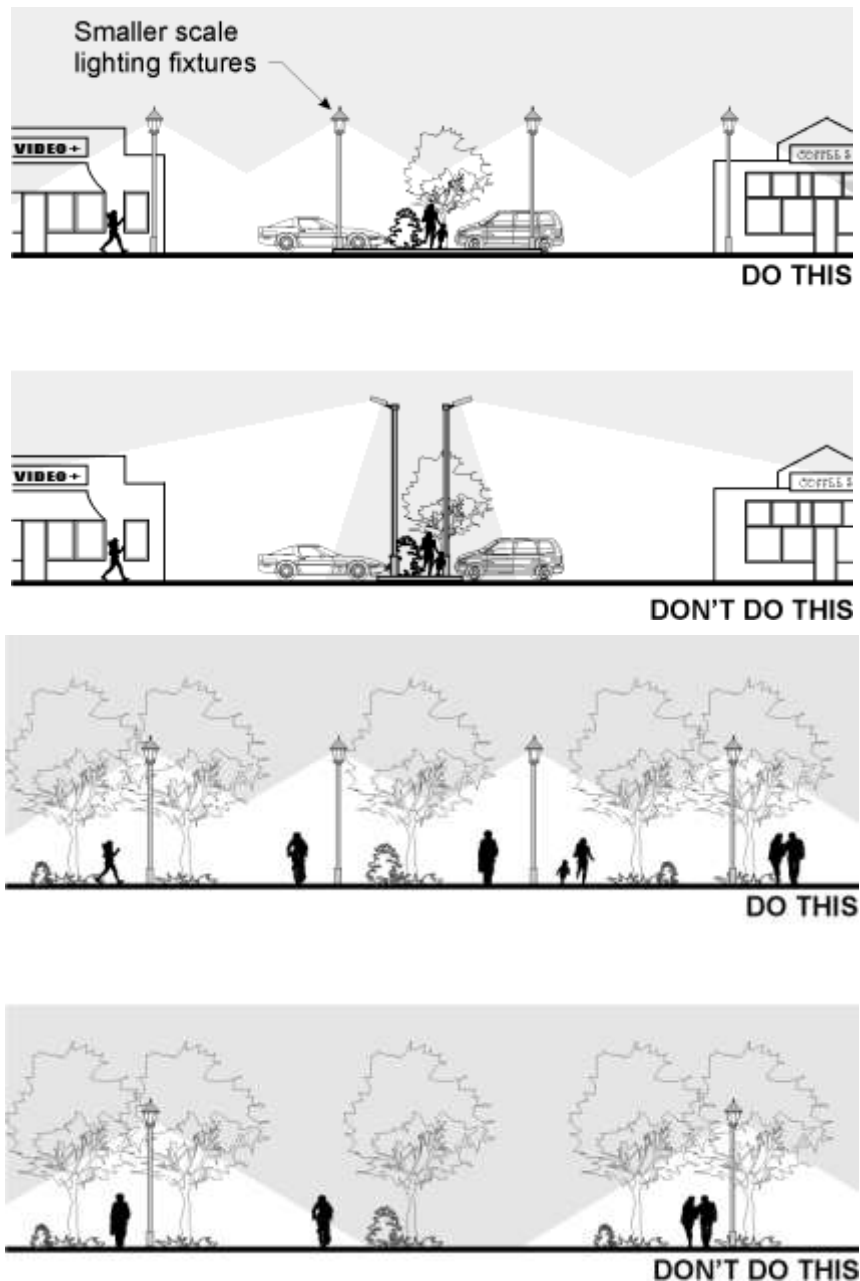


Figure 35. Lighting guidelines.

19.03.050 Building Design

This chapter addresses standards and guidelines for the design of buildings, including the architectural vision, scale and massing, building corners, building details and materials, and *blank wall* treatments.

A. Architectural Vision.

1. Intent:

- a. To promote architectural design that reinforces and strengthens Eatonville's unique small town/historic mill town character/Mt. Rainier gateway location.

2. Architectural Character Standards and Guidelines: The architectural character standards seek to reinforce and strengthen Eatonville's unique small town/historic mill town/Mt. Rainier gateway character/location by emphasizing the use of natural stone (preferably local), brick (which is evident in many remaining older commercial buildings and was locally produced, the use of heavy timbers, and/or natural wood siding (consistent with the area's location, history, and setting).

All new non-residential structures shall utilize at least one of the following materials on their primary façade:

- a. Natural stone/rock covering at least 10 percent of the ground floor façade. The use of local materials such as round river rock is encouraged.
- b. Use of brick covering at least 20 percent of the ground floor façade.
- c. Use of exposed heavy timbers to accentuate rooflines, building entries, windows, or weather protection elements.
- d. Use of natural wood siding (stained, but not painted) as the predominate material (other than glass). This includes traditional forms of horizontal wood siding, board and batten, and use of shingles, but does not include T-111 siding or other similar plywood or sheet materials.

For other standards relating to building materials see subsection C in this Section.

The images in Figure 36 on the following page exemplify the desired architectural character by integrating one or more of the materials used above.

DEPARTURES. The use/mix of alternative materials may be considered by the Town where the applicant can successfully demonstrate that the design meets the intent of the standards.



Figure 36. Desirable architectural character incorporating the use of preferred materials.

3. No Corporate Architecture: Architecture that is defined predominately by corporate identity features (and difficult to adapt to other uses) is prohibited. For example, some fast food franchises have very specific architectural features that reinforce their identity. Buildings that act as signs are prohibited.



Figure 37. Franchise fast food restaurants that modified their standard corporate design to fit into desired local design character (these do not necessarily fit Eatonville's desired character, but they show how the franchises can modify their design if they want to be in a particular community).

B. Architectural Scale/Massing.

1. Intent:

- a. To reduce the scale of large buildings and add visual interest.
- b. To enhance the visual character of Eatonville.

2. Building Articulation – Storefronts: All buildings adjacent to Storefront Streets or featuring a pedestrian-oriented façade built up to the sidewalk edge: Buildings must include articulation features no more than every 40 feet to create a pattern of small *storefronts*. Buildings less than 60 feet wide are exempt from this standard. At least two of the following methods must be employed:

- a. Use of window and/or entries that reinforce the pattern of 40-foot *storefront* spaces.
- b. Use of weather protection features that reinforce 40-foot *storefronts*. For example, for a business that occupies 120 feet of frontage, use three separate awnings to break down the scale of the *storefronts*. Alternating colors of the awnings may be useful as well.
- c. Change of roofline per Standard B-6 below.
- d. Use of vertical piers that reinforce *storefront* pattern.
- e. Change in building material or siding style.
- f. Other methods that meet the intent of the standards as approved by the Planning Director.

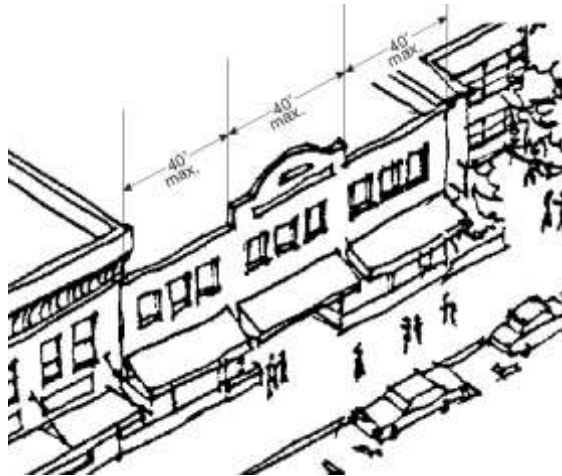


Figure 38. Storefront articulation standards.

DEPARTURES will be considered by the Town provide the design meets the intent of the standards. For example, the proposed *articulation* may be longer, but if the building features attractive detailing, materials, interesting roofline treatments, and interesting *storefront* design helps the design fit into the site's context and contributes to the pedestrian environment and existing/desired character, then perhaps it should be an approved departure.



Figure 39. Facades that meet (left image) and don't meet (right image) the storefront articulation standards. The left image uses repeating window/storefront patterns, separate weather protection elements, and vertical piers to successfully articulate the façade. The right image uses continuous window and weather protection elements and thus wouldn't comply with the standards.

3. Building Articulation – Other Non-Residential /Mixed-Use Buildings: All other buildings featuring non-residential uses on the ground floor (not covered in Standard B-2 above) shall include at least three of the following *articulation* features along all facades containing the public building entries (alley facades are exempt) at intervals of no more than 60 feet.
 - a. Providing vertical building *modulation* of at least 2 feet in depth and 4 feet in width if combined with a change in siding materials and/or roofline *modulation* per Standard B-6 below. Otherwise, the vertical *modulation* shall be at least 10 feet deep and 15 feet wide, to qualify.
 - b. Providing horizontal *modulation* (upper level stepbacks). To qualify for this measure, the minimum upper level stepback shall be at least 5 feet and the treatment shall be used consistently with other *articulation* elements or utilized along at least 75 percent of the façade.
 - c. Repeating distinctive window patterns at intervals less than the *articulation interval*.
 - d. Providing a covered entry or separate weather protection feature for each *articulation interval*.
 - e. Use of vertical piers that reinforce *storefront* pattern. To qualify for this measure, the piers must project at least 2 inches from the façade and extend from the ground to the roofline.
 - f. Change of roofline per Standard B-5 below.
 - g. Changing materials and/or color with a change in building plane.
 - h. Providing lighting fixtures, *trellis*, tree, or other landscape feature within each interval.
 - i. Other methods that meet the intent of the standards as approved by the Planning Director.

DEPARTURES will be considered by the Town provide the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, design of *storefronts*, and integration with/or enhancement of, the surrounding context.

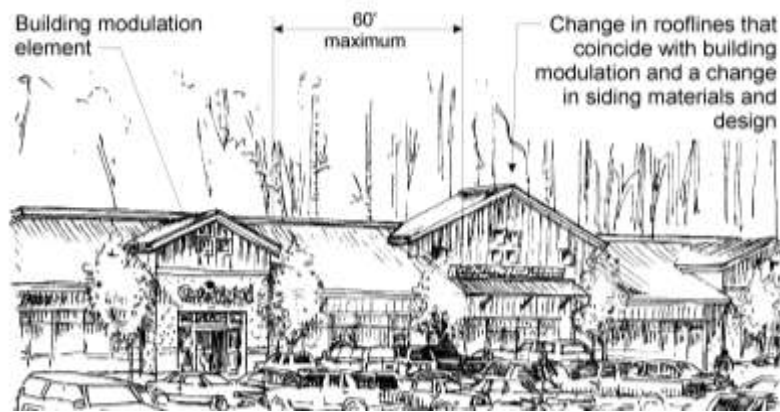


Figure 40. Building articulation example for other non-storefront commercial facades.

4. Building Articulation – Multifamily Buildings: All multifamily buildings and residential portions of mixed-use buildings shall include at least three of the following *articulation* features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas:
 - a. Repeating distinctive window patterns at intervals less than the required interval.
 - b. Providing vertical building *modulation*. Minimum depth and width of *modulation* is 18 inches and 4 feet (respectively) if tied to a change in color or building material and/or roofline *modulation* as defined in Standard B-6 below. Otherwise, minimum depth of *modulation* is 10 feet and minimum width for each *modulation* is 15 feet. *Balconies* may not be used to meet *modulation* option unless they are recessed or projected from the façade and integrated with the building's architecture as determined by the Planning Director. For example, "cave" *balconies* or other *balconies* that appear to be "tacked on" to the façade will not qualify for this option.
 - c. Change of roofline per Standard B-6 below.
 - c. Providing horizontal *modulation* (upper level step-backs). To qualify for this measure, the minimum upper level stepback shall be at least 5 feet and the treatment shall be used consistently with other *articulation* elements or utilized along at least 75 percent of the façade.
 - d. Articulating of the building's top, middle, and bottom. This includes a distinctive ground floor or lower floor design, consistent *articulation* of middle floors, and a distinctive roofline (see Figure 41 for an example).

DEPARTURES will be considered by the Town provide the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with/or enhancement of, the surrounding context.



Figure 41. Multifamily façade articulation example. Note roofline changes, use of balconies, and delineation of the façade's top, middle, and bottom. Changes in materials or siding (noted by use of different shades here) can also be effective in breaking up the scale of the building and adding visual interest.

5. Roofline Design Options: Rooflines visible from a public street, open space, or public parking area must meet one of the following design options:
 - a. Comply with roofline *modulation* provisions per Standard B-6 below.
 - b. Provide a *cornice* of two parts with the top projecting at least 6 inches from the face of the building and the bottom part featuring a concave design or projecting at least 2 inches from the façade, but extending no less than 2 inches from the façade than the top part (see Figure 42 for examples). The height of the *cornice* (both parts combined) shall be at least 12 inches for buildings 20 feet or less in height; 18 inches for buildings greater than 20 feet and less than 30 feet in height; and 24 inches for buildings 30 feet and greater in height. *Cornices* shall not project over property lines, except where permitted on property lines abutting public right-of-way. The *cornice* line must extend along at least 75 percent of the façade.
 - c. Provide a *cornice* element that projects at least 18 inches from the façade. The *cornice* line must extend along at least 75 percent of the façade.

See Figures 42 and 43 below for acceptable *cornice* examples.

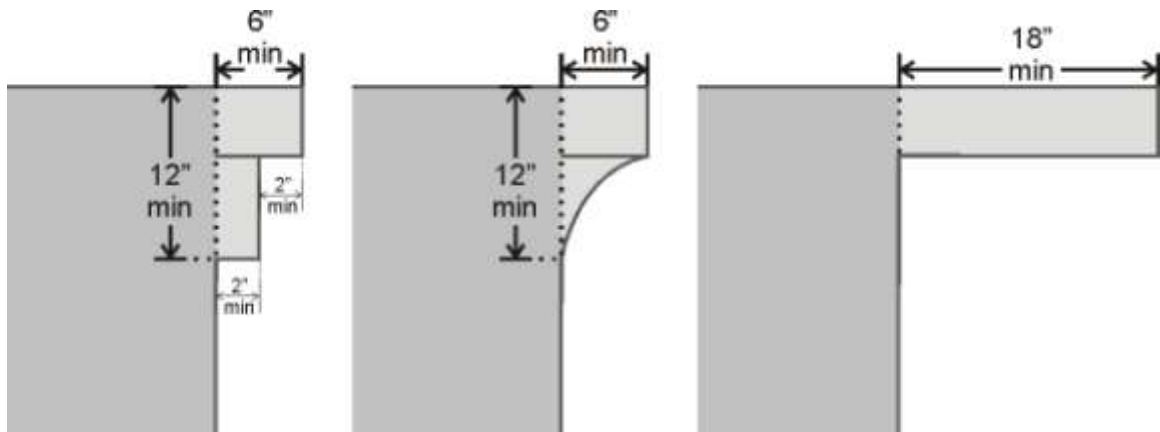


Figure 42. Acceptable cornice design options.



Figure 43. Acceptable cornice examples.

6. **Roofline Modulation:** In order to qualify as a roofline *modulation* treatment in the standards herein, rooflines shall be varied by emphasizing dormers, chimneys, stepped roofs, gables, or a broke or articulated roofline consistent with the required *articulation interval*. *Modulation* shall consist of either:
 - a. For flat roofs or facades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline *modulation* is the greater of 2 feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building *modulation* techniques described in Standards B-2, B-3, and B-4 above. Otherwise, the minimum vertical dimension of roofline *modulation* is the greater of 4 feet or 0.2 multiplied by the wall height.
 - b. A sloped or gabled roofline segment of at least 20 feet in width and a minimum slope of 6:12. The roofline must include modulated segments at no more than the interval required per the applicable standard above.
 - c. A combination of the above.

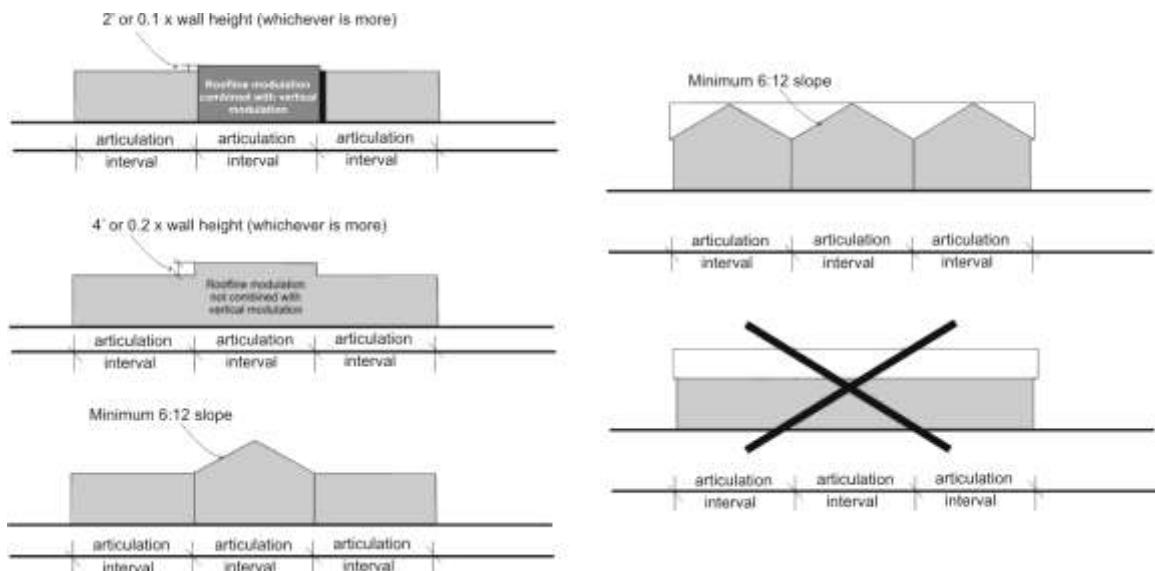


Figure 44. Roofline modulation standards.

7. Maximum Façade Width: The maximum façade width (facades facing the street or customer parking lot) is 100 feet. Exceptions: Buildings exceeding 100 feet in width shall incorporate significant *modulation* and/or *articulation* features that effectively break up the scale of the building and add visual interest from the street. Such buildings shall incorporate at least one of the following design elements:
- a. Provide vertical building *modulation* at least 10 feet deep and 20 feet wide. For multi-story buildings the *modulation* must extend through more than one-half of the building floors.
 - b. Use of a contrasting vertical modulated design component featuring all of the following:
 - i. Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are stepped back more than 10 feet from the façade are exempt.
 - ii. Utilizes a change in building materials that effectively contrast from the rest of the façade.
 - iii. Component is modulated vertically from the rest of the façade by an average of 6 inches. The Planning Director may exempt *storefront* buildings from this provision provided all other standards herein are met and the design effectively meets the intent of the standards.
 - iv. Component is designed to provide roofline *modulation* per Standard B-5 above.
 - c. Façade employs building walls with contrasting *articulation* that make it appear like two distinct buildings. To qualify for this option, these contrasting facades must employ both of the following:
 - i. Different building materials and/or configuration of building materials.
 - ii. Contrasting window design (sizes or configurations).

DEPARTURES will be considered by the Town provide the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with/or enhancement of, the surrounding context (considering views from all publicly observable locations within Town).

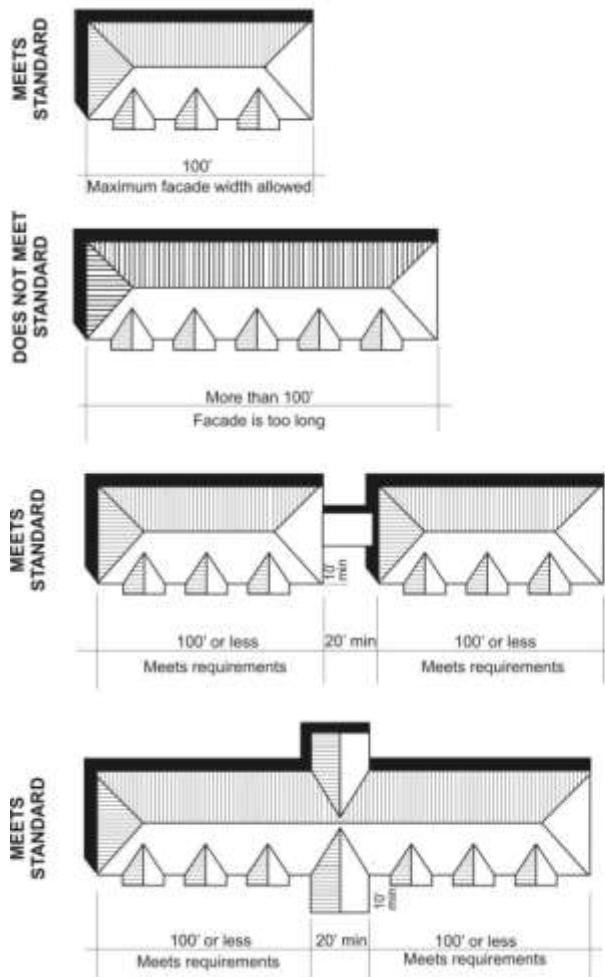


Figure 45. Maximum façade width standards and good/bad examples. Photo example A successfully uses a change in building materials, roofline, and window fenestration. Photo example B, while showing a building somewhat large for Eatonville, shows how a combination of façade and roofline modulation help to break down the scale of the building and add visual interest. Photo example C does not include any of the optional design elements and thus would not meet the maximum façade width requirements.

C. Building Corners.

Applicability: The standards herein apply only to buildings located within 30 feet of a designated High Visibility Street Corner per Figure 17.

1. Intent:

- a. To promote distinctive building design features at high visibility street corners
- b. To enhance the character and identity of Eatonville.

2. High Visibility Street Corner Building Design Options: Applicable street corner buildings shall provide one or more of the elements listed below on both sides of an axis running diagonally through the corner of the building and bisecting the angle formed by the two building facades:

- a. A cropped building corner with corner pedestrian entry.
- b. A *bay window* or *turret*.
- c. *Balconies* above the ground floor.
- d. Sculpture or artwork element; Must be a one-of-a-kind design element.
- e. Distinctive use of facade materials.
- f. Other special or unique corner building treatment, other than the use of fabric or vinyl awnings, for pedestrian weather protection at the corner of the building as determined by the Planning Director.

All corner building design elements must be sized to be proportional to the building and the size of the applicable intersection, as determined by the Planning Director (for example, larger intersections warrant more substantial design treatments).



Figure 46. Desirable building corner examples.

D. Building Details.

1. Intent:

- a. To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.

2. Façade Details Toolbox: All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings must employ at least one detail element from each of the three categories below for each façade facing a street or public space. For example, a large building with multiple *storefronts* will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the intent of the standards.

a. Window and/or entry treatment:

- i. Display windows divided into a grid of multiple panes.
- ii. Transom windows.
- iii. Roll-up windows/doors.
- iv. Other distinctive window treatment that meets the intent of the standards.
- v. Recessed entry.
- vi. Decorative door.
- vii. *Arcade*.
- viii. Landscaped *trellises* or other decorative element that incorporates landscaping near the building entry.
- ix. Other decorative or specially designed entry treatment that meets the intent of the standards as determined by the Planning Director.

b. Building elements and façade details:

- i. Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning.
- ii. Decorative, custom hanging sign(s).
- iii. Decorative building-mounted light fixtures.
- iv. *Bay windows, trellises, towers, and similar elements.*
- v. Other details or elements that meet the intent of these standards, as determined by the Planning Director.

c. Building materials and other facade elements:

- i. Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
- ii. Artwork on building (such as a mural) or bas-relief sculpture
- iii. Decorative kick-plate, pier, beltcourse, or other similar feature.

- iv. Hand-crafted material, such as special wrought iron or carved wood.
- v. Other details that meet the intent of the standards as determined by the Planning Director.

“Custom,” “decorative,” or “hand-crafted” elements referenced above must be distinctive or “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship as determined by the Planning Director.



Figure 47. Acceptable façade detailing examples. The left image includes decorative window and roofline treatment on the corner plus decorative brick and stonework and metal awnings. The right image uses decorative stone and shinglework, decorative windows, and a decorative entry feature.

3. Window Design: Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. DEPARTURES will be considered by the Town where buildings employ other distinctive window or façade treatment that adds a sense of depth to the façade and/or visual interest to the building.



Figure 48. Acceptable and unacceptable (far right image) window design on upper floors. Note that the two windows on the left are recessed, the image right center shows a window with trim. The image on the right includes no trim or recess/projection.

4. Year of Construction Plaque: All new commercial and mixed-use buildings must note the year of construction of a building by the installation of a plaque attached to the building. Numbers etched into stone, brick, or concrete may be used in lieu of a plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may be of public interest may be included.

E. Building Materials.

Applicability: The standards below are in addition to the material standards in subsection 19.03.050(A) under Architectural Vision.

1. Intent:

- a. To encourage high-quality building materials that reinforce the historic small town character of Eatonville.
- b. To discourage poor materials with high life-cycle costs.
- c. To encourage the use of materials that reduce the visual bulk of large buildings.

2. Metal Siding Standards: Metal siding may be used if it is incorporated with one of the materials required in Standard A-1 above and it complies with the following:

- a. It features visible corner molding and trim and does not extend lower than 2 feet above grade. Masonry, concrete, or other durable material must be incorporated between the siding and the ground plane.
- b. Metal siding shall be factory finished, with a matt, non-reflective surface.

3. Concrete Block Standards: Concrete block may be used if it is incorporated with one of the materials required in Standard A-1 above and it complies with the following:

- a. When used for the primary façade, buildings must incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns.
- b. Concrete block may comprise no more than 50 percent of a façade facing a public right-of-way or open space.

4. Standards for Stucco or Other Similar Troweled Finishes: Such material/finishes may be used if it is incorporated with one of the materials required in Standard A-1 above and it complies with the following:

- a. Stucco and similar troweled finishes (including Exterior Insulation and Finish system or “EIFS”) must be trimmed in wood, masonry, or other material and must be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 50 percent of the façade area facing a public right-of-way or open space.
- b. Horizontal surfaces exposed to the weather must be avoided.
- c. Stucco, EIFS, and similar surfaces should not extend below 2 feet above the ground plane. Concrete, masonry, or other durable material must be used below the 2-feet-above-grade line to provide a durable surface where damage is most likely.



Figure 49. Acceptable mixes of building materials. Image A emphasizes brick; Image B mixes stucco, brick, and concrete block with metal weather protection elements; Image C mixes metal siding with heavy timbers; and Image D emphasizes stonework on the building's corner.

5. Prohibited Materials:

- a. Mirrored glass where used on more than 10 percent of the façade.
- b. T-111 siding and similar processed sheet products.
- c. Chain-link fencing (except for temporary fencing and for parks).
- d. Fiberglass products and similar sheet products.
- e. Back-lit vinyl awnings sued as signs.

F. Blank Walls.

1. Intent:

- a. To avoid untreated *blank walls*.
- b. To retain and enhance the character and identity of Eatonville.

2. Blank Wall Definition: A wall (including building façades and retaining walls) is considered a blank wall if:

- a. A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
- b. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

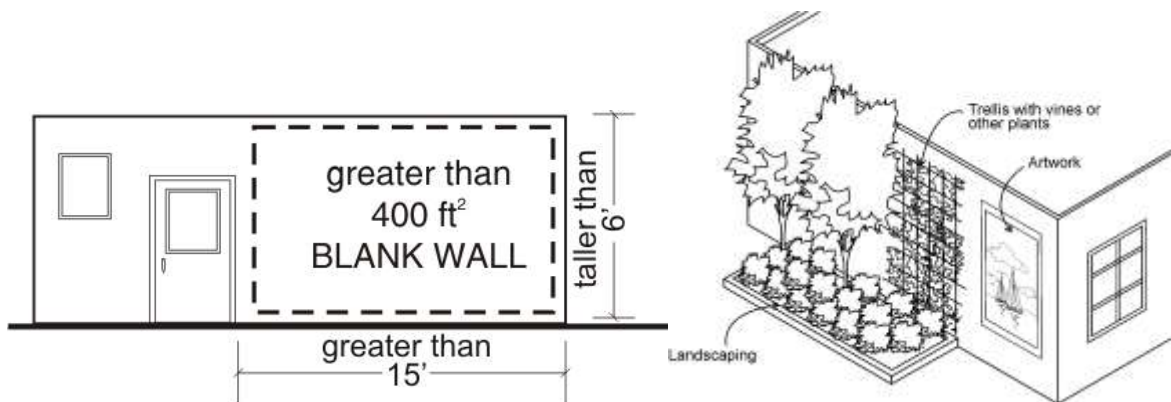


Figure 50. Blank wall definition and treatment examples.

3. Blank Wall Standards: Untreated *blank walls* visible from a public street or pedestrian pathway are prohibited. Methods to treat *blank walls* can include:

- a. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a *blank wall* treatment.
- b. Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years.
- c. Installing a vertical *trellis* in front of the wall with climbing vines or plant materials.
- d. Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the intent of the standards.

For large visible *blank walls*, a variety of treatments may be required to meet the intent of the standards.



Figure 51. Good and bad blank wall treatment examples. Image A illustrates that heavy landscaping can be very effective in treating a large blank wall. Image B uses a combination of planted trellises and display ads integrated with the building's architecture along a façade facing a drive-through. Image C simply doesn't use enough treatments and the result is a stark and unwelcome streetscape.

Chapter 19.04 DESIGN STANDARDS FOR DETACHED SINGLE FAMILY USES AND DUPLEXES

Sections:

- 19.04.010 Purpose and Applicability
- 19.04.020 Review Process
- 19.04.030 Detached Single Family Uses
- 19.04.040 Duplexes

19.04.010 Purpose and Applicability

A. Purpose.

1. To ensure that developments are compact, pedestrian friendly, and contribute to the character of the Town and surrounding neighborhood.
2. To create variety and interest in residential streets.
3. To integrate open space and natural features into developments.
4. To minimize impacts to the natural environment.

B. Applicability. The standards in this chapter shall apply to detached single family uses, accessory dwelling units, and duplexes in any zone they are built within.

19.04.020 Review Process

- A. Pre-Application Discussion: These standards should be studied at the beginning of a prospective applicant's planning process and are intended to make people aware of the design issues that warrant early consideration. Applicants are encouraged to discuss applicable projects with staff prior to submitting applications.
- B. Administrative Review: The Planning Director is authorized to administer this chapter consistent with the provisions of EMC Chapter 18.09A, Land Use Permits and Appeals Procedure, except where otherwise noted herein.

19.04.030 Detached Single Family Uses

A. Garages Placement and Design.

1. Where lots front on a public street and where vehicular access is from the street, garages or carports shall be set back at least 5 feet behind the front wall of the house or front edge of an unenclosed porch. On corner lots, this standard shall only apply to the designated front yard. Lots within a designated Low Impact subdivision (see EMC 19.06.030B) are exempt from this standard.

Exceptions:

- a. Garages may project up to 6 feet closer to the street than the front wall of the house or front edge of an unenclosed porch provided it is setback at least 20 feet from the street and incorporates at least two of the design/detail features below. Garages placed flush with the front wall of the house shall incorporate at least one of the design/detail features below:
 - i. A decorative trellis over the entire garage.
 - ii. A balcony that extends out over the garage and includes columns.
 - iii. Two separate doors for two car garages instead of one large door.
 - iv. Decorative windows on the garage door.
 - v. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.
 - vii. A garage door color (other than white) that matches or complements the color of the house.
 - viii. Other design techniques that effectively deemphasize the garage, as determined by the Planning Director.
 - b. Garages may be placed closer to the street than the front wall of the house or front edge of an unenclosed porch provided it faces towards the side yard and features a window facing the street so that it appears to be habitable.
2. The garage face shall occupy no more than 50 percent of the ground-level façade facing the street.
 3. Where lots abut an alley, the garage or off-street parking area shall take access from the alley, unless precluded by steep topography.

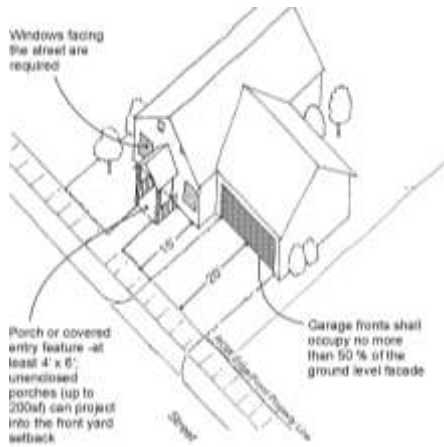


Figure 1. Garage placement/frontage standards and design example.



Figure 2. Examples of garage design/detail examples.

B Vehicular Access and Driveway Standards. All lots with alleys shall take vehicular access from the alley. Standards for all other lots without alleys:

1. No more than one driveway per dwelling unit.
2. Driveways for individual lots 50 feet or wider may be up to 20 feet in width.
3. Driveways for individual lots less than 50 feet wide may be up to 12 feet in width.
Tandem parking configurations may be used to accommodate two-car garages.

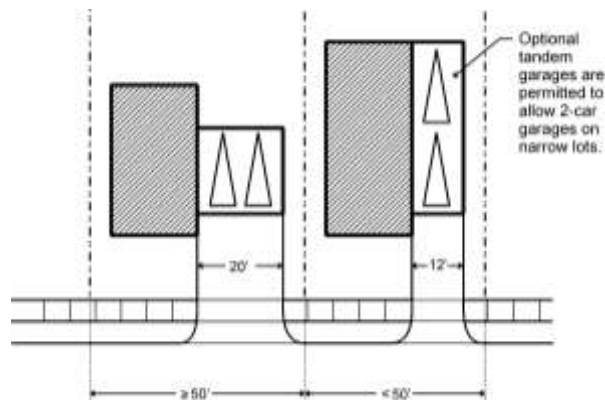


Figure 3. Driveway standards.

C. Minimum Useable Open Space. All alley-loaded lots shall provide a contiguous open space equivalent to 10 percent of the lot size. Such open space shall not be located within the front yard. The required open space shall feature a minimum dimension of 15 feet on all sides. For example, a 3,000 square foot lot would require a contiguous open space of at least 300 square feet, or 15 feet by 20 feet in area. Driveways shall not count in the calculations for usable open space.

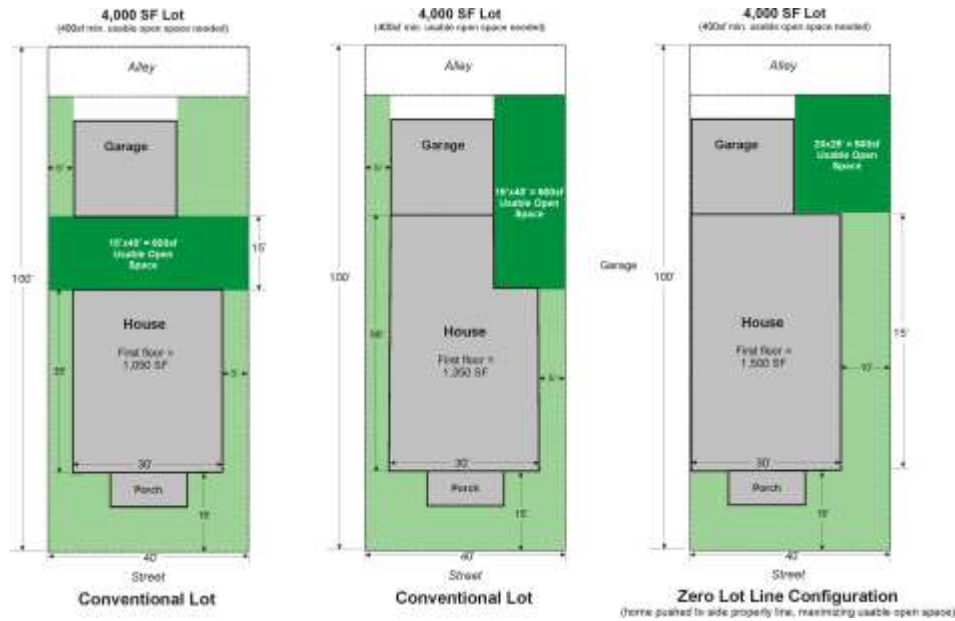


Figure 4. Examples of alley loaded lots meeting minimum usable open space standards.

D. Building Design.

1. Covered Entry: All houses shall provide a covered entry with a minimum dimension of four feet by six feet. Exceptions may be granted by the Planning Director for the use of regional housing styles that do not traditionally contain such entries. Porches up to 200 square feet may project into the required front yard by up to 6 feet. See Figure 1 for an example.
2. Windows and Transparency:
 - a. Transparent windows and/or doors facing the street are required. To meet this requirement, at least ten percent of the façade must be transparent. The façade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the façade not containing livable floor area (see Figure 5 below for clarification). Garages facing the street shall count as part of the façade.

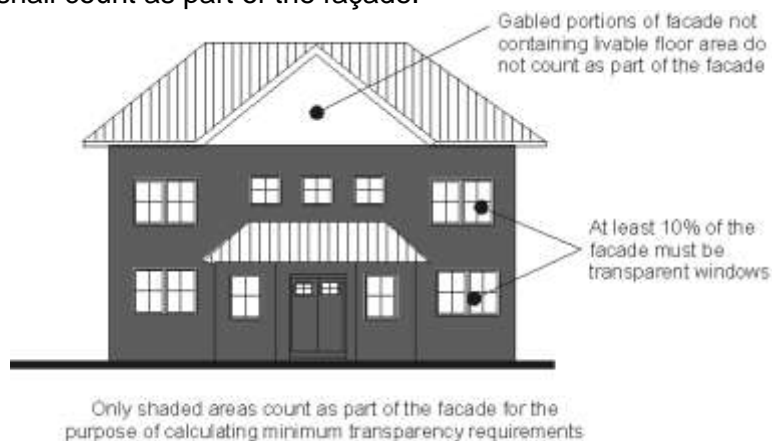


Figure 5. Facade transparency.

- b. Building facades visible from a public street shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least 4 inches in width that features color that contrasts with the base building color. Exceptions will be considered where buildings employ other distinctive window or facade treatment that adds depth and visual interest to the building.



Figure 6. Acceptable (left and middle) and unacceptable (right) window design.

3. Architectural Details: Provide for architectural details that add visual interest to the neighborhood and are well proportioned to achieve good human scale. Specifically, incorporate at least three of the following detail elements into the façade of the house:
- a. Decorative porch design, including decorative columns or railings.
 - b. *Bay windows* or *balconies*.
 - c. Decorative molding / framing details around all ground floor windows and doors.
 - d. Decorative door design including transom and/or side lights or other distinctive feature.
 - e. Decorative roofline elements including brackets, multiple dormers, and chimneys.
 - f. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.
 - g. Landscaped *trellises* or other decorative elements that incorporate landscaping near the building entry.
 - h. Distinctive paint schemes.
 - i. Exceptions: Other decorative facade elements or details that meet the intent of criteria as determined by the Planning Director.



Figure 7. Examples of how houses can meet architectural detail criteria. Image “A” includes decorative windows, building material treatment, and roofline elements. Image “B” includes decorative brick use, window treatments, entry design, and ventilation circles. Image “C” includes decorative building materials, door/entry feature, windows, and roofline elements.

4. Architectural Variety: Developments shall achieve architectural variety by accommodating a variety of architectural styles, variations of the same architectural style, and through the use of multiple design elements. Specifically:
- a. Duplicative house designs adjacent to each other are prohibited. Simple reverse configurations of the same house design on adjacent lots are not sufficient to meet architectural variety goals. Exceptions may be granted by the Planning Director in special circumstances where similar architectural consistency provides a distinct character for a cluster of homes surrounding an open space or on a particular street (cottage homes around a common open space are an example).

- b. Generally, the more houses in a subdivision, the greater the number of different facade elevations will be required. Specifically:
 - i. Ten to nineteen homes, a minimum of four different facade elevations shall be used.
 - ii. Twenty to thirty-nine homes, a minimum of five different facade elevations shall be used.
 - iii. Forty to sixty-nine homes, a minimum of six different facade elevations shall be used.
 - iv. Seventy or more homes, a minimum of seven different facade elevations shall be used.

Exceptions will be considered by the Planning Director provided the design and configurations of the subdivision meet the intent.



Figure 8. Examples of homes featuring different façade elevations. Notice the different rooflines, entry features, window designs/locations, exterior materials, and colors

- c. In order to qualify as a different façade elevation, dwellings shall have different roofline configurations, different color palettes, and different porch/entry design. In addition, a minimum of two of the following alternatives shall be utilized:
 - i. Different window openings (location and design).
 - ii. One and two story houses.
 - iii. Different exterior materials and finishes.
 - iv. Different garage location, configuration, and design.
 - v. Exceptions: Other different design element that helps to distinguish one façade elevation from another as determined by the Planning Director.

5. Exterior Materials:

- a. Traditional materials consistent with local and regional architectural styles are encouraged (horizontal wood siding and brick).
- b. Stucco and other troweled finishes should be trimmed in masonry or wood.

- c. Mirrored glass and exposed concrete block (except for foundation/crawl space walls where not visible from the street) are not in keeping with the historic character of Eatonville and are prohibited.
 - d. T-111 siding and other plywood types of siding (board and batten is an exception) shall not be used for facades adjacent to or directly viewable from a street.
6. **Roof Design:** Provide pitched or articulated roof line, or other roof element such as eyebrow roof forms or dormers that emphasize building form and help it to fit in with neighboring structures with prominent roofs. Pitched roofs shall utilize a minimum slope of 4:12. Encourage rooflines along the side yard that maximize solar access to adjacent homes and/or private open space.

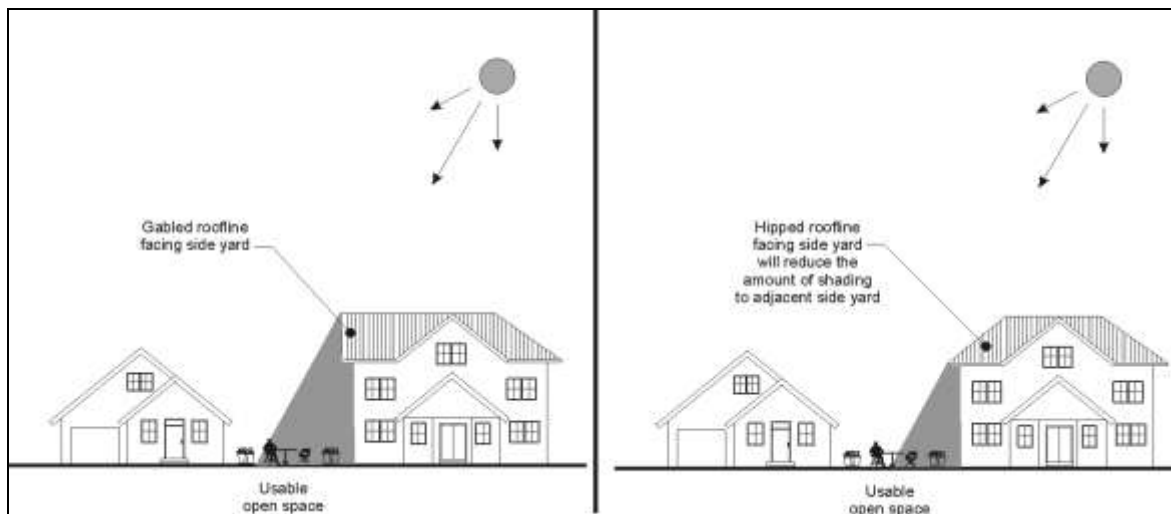


Figure 9. Encourage rooflines along the side yard that maximize solar access to adjacent homes and/or private open space.

7. **Accessory Buildings:** Accessory buildings (including detached garages) with more than 120 square feet of floor area shall be designed compatible with the house by using consistent materials, detailing, and roofline, as determined by the Planning Director.

19.04.040 Duplexes

Duplexes should be designed similar in nature to single-family homes and shall feature a visible entry and windows facing the street. The visibility of driveways and garages shall be minimized and sufficient private open space provided. Specifically: Duplexes shall comply with all detached single family design standards in Section 19.03.030 herein with the following exceptions and additional provisions:

1. For sites without alleys, duplexes may include a 20-foot wide shared driveway or two 12-foot driveways on opposite ends of the lot.
2. Separate covered entries for each unit are required with a minimum dimension of four feet by six feet. Porches up to 200 square feet may project into the required front yard by up to 6 feet.
3. Duplexes on corner lots shall place pedestrian entries on opposite streets.
4. At least 10 percent of the street-facing façade shall be windows or other glazing (e.g., door glazing).

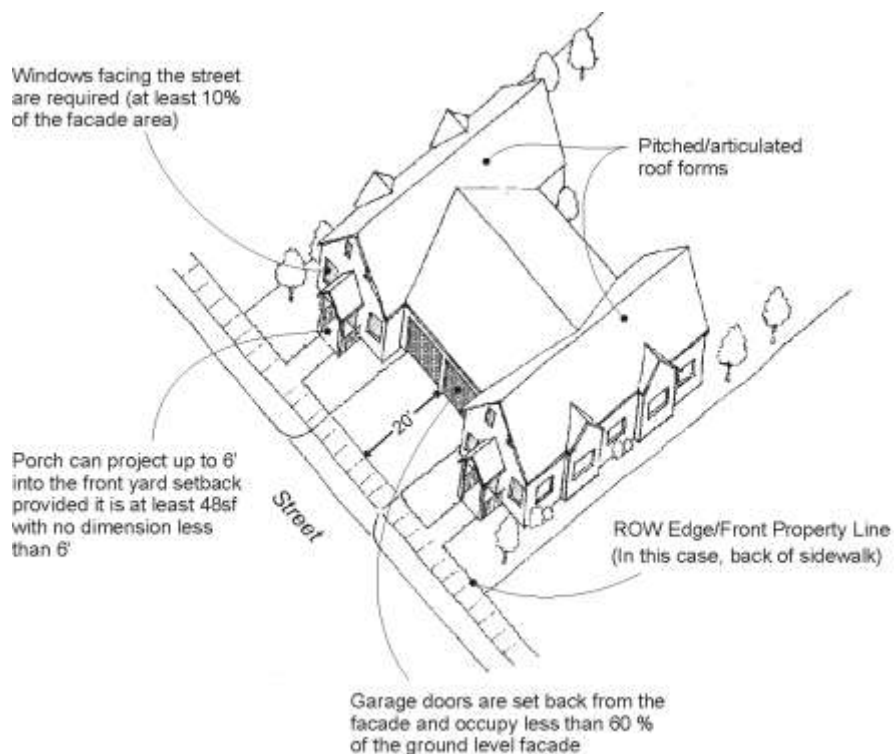


Figure 9. Duplex design standards.

Chapter 19.06 SUBDIVISION DESIGN

Sections:

- 19.06.010 Purpose and Applicability
- 19.06.020 Review Process
- 19.06.030 Design Standards and Guidelines
- 19.06.040 Alternative Lot Configurations

19.06.010 Purpose and Applicability

A. Purpose.

1. To promote subdivision design that minimize negative impacts to the natural environment.
2. To integrate subdivisions with existing neighborhoods.
3. To ensure that new subdivisions are walkable.
4. To provide a connected pedestrian and automobile circulation system.
5. To ensure that new subdivisions contribute to the small town character of Eatonville.

B. Applicability. The standards in this chapter shall apply to all residential subdivisions.

19.06.020 Review Process

Subdivisions shall be reviewed pursuant to the provisions for Title 17, EMC.

19.06.030 Design Standards and Guidelines

A. Standards and Guidelines for All Subdivisions and Planned Unit Developments.

1. All subdivisions are subject to the provisions of EMC Title 17. Where there is a conflict between Title 17 and the provisions herein, the provisions herein shall apply as determined by the Planning Director.
2. Lots within new subdivisions are subject to the provisions of EMC Chapter 19.04 unless otherwise noted.
3. Development of neighborhoods. Each new residential project shall be designed to be integrated with the surrounding neighborhood to ensure that it maintains the established character, where desirable. This can be accomplished by the configuration and design of streets, lots and homes. Subdivisions in town expansion areas should be designed so that individual, separately developed projects work together to create distinct neighborhoods, instead of disjointed or isolated enclaves.
4. Integration with existing/planned open space. New subdivisions adjacent to planned or existing parks or other public open spaces (e.g., creeks, riparian areas), or the landscaped grounds of schools or other public facilities should maximize visibility and pedestrian access to these areas through street configuration, pathways, and development orientation.
5. Integration with natural amenities. Natural amenities (views, mature trees, creeks, rock outcrops, and other similar features) should be preserved and integrated with the development as an amenity to the maximum extent feasible. Clustering of lots/units and adjusting roadway configuration to integrate these features is encouraged as a means of achieving these goals. Public access and visibility to these natural amenities is encouraged. For example, trails along the perimeter of wetland buffers are an attractive option.
6. Edges and Fences.
 - i. "Gated communities," and other residential developments designed to appear as continuous walled-off areas, disconnected and isolated from the rest of the community, are prohibited.
 - ii. Encourage residential developments to face arterials (except for principal arterials) instead of backing up to them and walling off the street. Such lots along arterials could be designed with alleys to provide for garage access.
 - iii. For fences along side yards at the end of a block, a three-foot planting strip with shrubs and groundcover is required to help screen the fence and add visual interest. Where more than one house backs up to a public right-of-way, planting strips at least ten feet wide with a combination of trees, shrubs, and groundcover sufficient to screen the fence are required. The required landscaped areas and fence location shall be noted on the plat.

7. Lot Design.

- i. Lot size, width, shape and orientation shall be appropriate for the location and contemplated use of the subdivision. Each lot shall contain a satisfactory building site.
- ii. Consideration should be given to orientation of lots that takes advantage of solar access.
- iii. Side lot lines shall be substantially at right angles or radial to street lines.
- iv. Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. For such lots, there shall be a reserve strip designated alongside the lot lines abutting such a traffic arterial to which there shall be no right-of-access.
- v. Modulation of front yard setbacks. To avoid long monotonous rows of homes, particularly where street grids are used, land divisions may integrate setback offsets. Setbacks shall be adjusted on the plat sufficient to provide streetscape diversity. Front yard setbacks may be increased on some lots and reduced on other lots, by up to 30 percent. Figures 1 and 2 below provide good and bad examples of front yard setback modulation.

Other setback options can be considered by the Planning Director at the subdivision stage if requested by the developer to promote better design. Alternative setback concepts should create opportunities for such things as a more interesting streetscape, more privacy for lots, or be necessary to maximize solar orientation or other desired design outcomes that require flexibility from standard setbacks.



Figure 1. Avoid monotonous configurations like this where identical setbacks are used along grid streets.

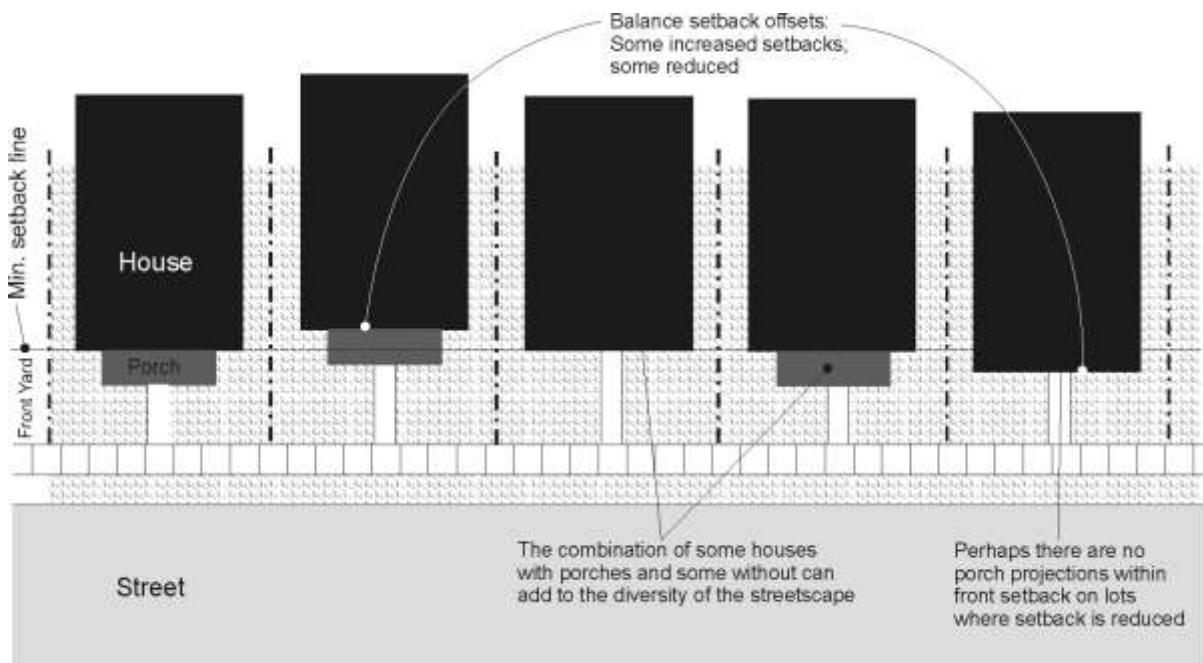


Figure 2. An example of front yard setback variation.

- vi. Variation in lot size within a subdivision is encouraged for single family lots. For example, larger corner lots can provide more visual interest, and also allow for more usable open space for such residents, as those lots have two street frontages.
- vii. Variation in house sizes is encouraged within developments. A combination of one and two story structures is attractive to a wider demographic (particularly seniors).

For related architectural diversity standards within subdivisions, see Section 19.04.030(D)(4).

B. Subdivision Design Options. Applicants shall have the option to choose between two subdivision design concepts (Traditional Neighborhood or Low Impact) or, preferably, incorporate a combination of the two design concepts.

1. Traditional Neighborhood (TN). TN refers to neighborhood design that is compact and human in scale (*human scale is defined as the relationship between the dimensions of the human body and the proportion of the spaces which people use*). TN subdivisions feature a grid of narrow tree lined streets, a diversity of homes with porches or prominent entries facing the street, and centralized gathering spaces. It is a planning concept based on traditional small towns and city neighborhoods. TN subdivisions shall meet the following standards:
 - a. Subdivisions are designed with a grid or modified grid of streets that provide for good pedestrian and auto circulation. Blocks shall be between 200-400 feet deep by 400-800 feet long. Exceptions will be considered by the Planning Director in the following circumstances:
 - i. Topography, existing or planned development, or other physical constraints prevent conformance.

- ii. A departure provides the opportunity for a public open space that goes beyond minimum standards herein.



Figure 3. Traditional Neighborhood street and open space layout example. Graphic by Peter J. Musty and R. John Anderson.

- b. Pedestrian-oriented street design. Streets shall be designed to accommodate different modes of transportation and enhance the setting for residential development. Table 1 below illustrates street design standards for TN subdivisions.

Table 1. Street design standards for TN subdivisions.

	Subcollector	Local Street	Alley
Average daily trips	750-1500	Less than 250	Not applicable
Right-of-Way	48-72'	35-50'	16'
Auto travel lanes	Two 10' lanes	Two 10' lanes or one 14' queuing lane	Two 8' lanes
Bicycle lanes	4' lanes where no parking	None	None
Parking	None, one, or both sides, 8'	None or one side, 8'	None
Curb and gutter	Required	Required	None
Planting strips _{1, 2}	Min. 6'	Min. 6'	None
Sidewalks	Both sides, 5' min.	Both sides, 5' min.	None

TABLE NOTES

- Exceptions will be provided to accommodate Low Impact Development techniques.
- Canopy street trees at 30-40' on center.



Figure 4. Example of a desirable traditional neighborhood street, including narrow roadway widths, wide planting strips with canopy street trees, and sidewalks on both sides.

- c. Porches. At least 50 percent of all homes shall feature covered porches with at least 48 square feet in area and no dimension less than 6 feet.
- d. Centralized open space(s). All subdivisions shall be designed with a centralized gathering space or spaces.
 - i. Amount. At least 5 percent of the gross acreage in a TN subdivision shall be common open space dedicated to the public as parkland.
 - ii. Location/design. All open spaces shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations that the intended user(s) can easily access and use, rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated.
 - iii. Must be inviting. Inviting open spaces feature amenities and activities that encourage pedestrians to use and explore the space. On a large scale, it could be a combination of active and passive recreational uses. It could include a fountain, sculpture, children's play area, special landscaping element, or even a comfortable place to sit and watch the world go by. In order for people to linger in an open space, it must be comfortable. For instance, a plaza space should receive ample sunlight, particularly at noon, and have design elements that lend the space a "human scale," including landscaping elements, benches and other seating areas, and pedestrian-scaled lighting. No use shall be allowed within the open space that adversely affects the aesthetic appeal or usability of the open space.
- e. Cul-de-sac streets are discouraged. The use of cul-de-sac streets should be avoided wherever possible and shall be limited to 10 percent of total lane miles in a development unless the project applicant can successfully demonstrate that an alternative circulation pattern is not physically feasible. This ratio shall be calculated by dividing the length of cul-de-sac streets along the centerline from the center of the intersection to the end of the cul-de-sac pavement by the total length of streets being constructed as part of the application. If cul-de-sacs are necessary, the end of each cul-de-sac shall provide a pedestrian walkway and bikeway between private parcels

to link with an adjacent cul-de-sac, street, and/or park, school, or open space area, as determined by the Town.

f. Alleys.

- i. The use of alleys is encouraged to minimize the appearance of garages from the street. For developments with more than 20 single-family dwelling units, at least 35 percent of the homes should be served by alleys. If a development is to be constructed in phases, then this requirement applies to all phases of construction.
- ii. Alleys shall be designed to incorporate landscaping and lighting elements. Landscaping elements may be used as an alternative to fencing to separate private yard space from the alley. Fences shall be set back at least three feet from the alley (pavement) to provide for landscaping to soften the fence. See Figure 5 below for a good example of how landscaping can enhance the design of an alley. Garages shall feature building mounted lighting to provide illumination of alleys for safety.



Figure 5. Desirable alley example. Note light fixtures attached to the garages, landscaping elements and garage and fence setbacks.

2. Low Impact (LI). LI refers to subdivision design that incorporates Low Impact Development (LID) techniques. These subdivisions emphasize clustering development to maximize open space and preserve sensitive natural areas and managing surface water through the use of vegetation rather than stormwater ponds or vaults. While LI subdivisions have strict environmental standards, lots have more flexibility in the placement of garages. LID subdivisions shall meet the following standards and guidelines:

a. Open space and critical area preservation standards and guidelines:

- i. At least 35 percent of the gross site area shall be retained as open space characterized by native vegetation. The intent of the open space areas is to preserve critical areas, provide for natural surface water management techniques, and maintain habitat for birds and small mammals.
- ii. Trails and other passive recreational uses may be located within this open space area provided they can be designed to minimize impacts and desired function of native vegetation areas.
- iii. A system of ownership and means of preserving and maintaining the open spaces shall be provided (e.g. conservancy, homeowners association, etc.) prior to final project approval.
- iv. Open space areas may be a combination of linear and consolidated tracts provided they help to perform sustainability functions per subsection (B) above. The sole use of remnant unbuildable tracts for the open space requirements shall be avoided.

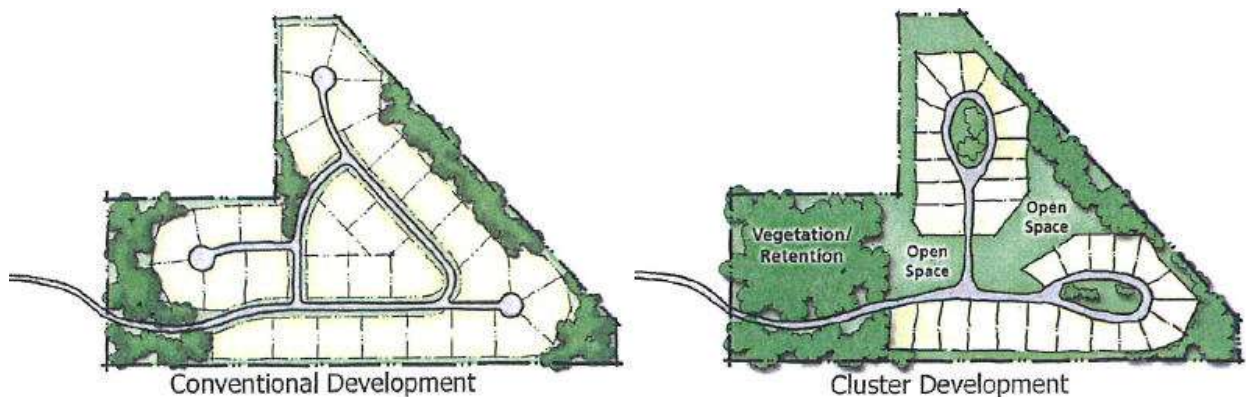


Figure 6. An example of conventional development vs. low impact development with vegetation retention.

- b. Surface water management. Applicants shall successfully demonstrate how the proposed subdivision design meets the following standards and guidelines:
- i. Integrate stormwater management into site planning and design through analysis of topography, soils, natural drainage, and sensitive areas.
 - ii. Minimize road widths and lengths, particularly in areas featuring native vegetation and other sensitive natural features.
 - iii. Protect forest areas, including forest litter, during site construction.

- iv. Minimize impervious areas used in parking, driveways, sidewalks, trails by utilizing pervious surface types.
- v. Gently grade lots to deposit stormwater into open space as low velocity sheet flow for dissipation rather than point discharge.
- vi. Amend soils to regain pre-development stormwater capacity.
- vii. Utilize bio-retention or *rain gardens* to treat and manage drainage from on-site impervious surfaces where soil types are conducive.
- viii. Avoid mass grading and artificial slopes greater than 2:1.
- ix. Integrate lots and buildings into the natural topography of the site.
- x. Grade sites to avoid increases in runoff to neighboring sites.



Figure 7. An example of conventional vs. low impact subdivision design with vegetation retention.

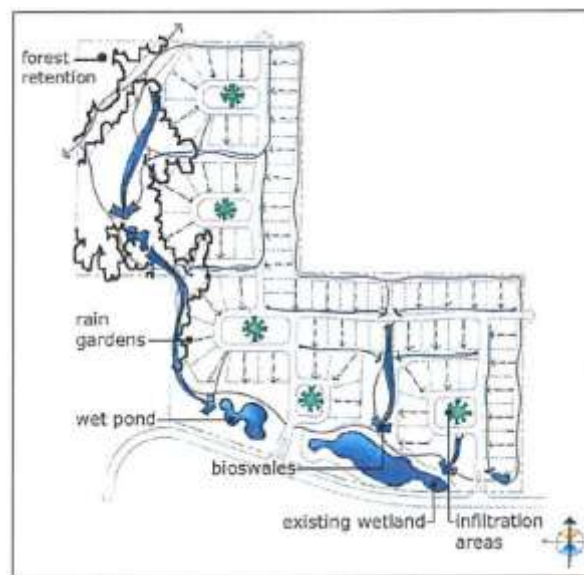


Figure 8. Low impact development stormwater drainage concept example.

- d. Flexible garage location. Homes within LI designated subdivisions are exempt from EMC 19.04.030 (A)(1), which requires garages to be set back at least 5 feet behind the front wall of the house or front edge of an unenclosed porch.
- e. Lots within TN subdivisions are subject to the provisions of EMC Chapter 19.04 unless otherwise noted.

19.06.040 Alternative Lot Configurations

Alternative lot configurations may be used to meet design objectives set forth in this Chapter. Examples include:

A. Zero Lot Line. (3 foot setbacks) This is a configuration where the house and/or garage is built up to one of the side property lines, providing the opportunity for more usable side yard space. Standards:

1. Dwelling units and accessory structures may be placed on one interior side property line. The opposite side yard shall be at least 12 feet for single story homes and 16 feet where at least one of the homes is two stories or more.
2. Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows.
3. Eaves along a zero lot line may project a maximum of 18 inches over the adjacent property line.

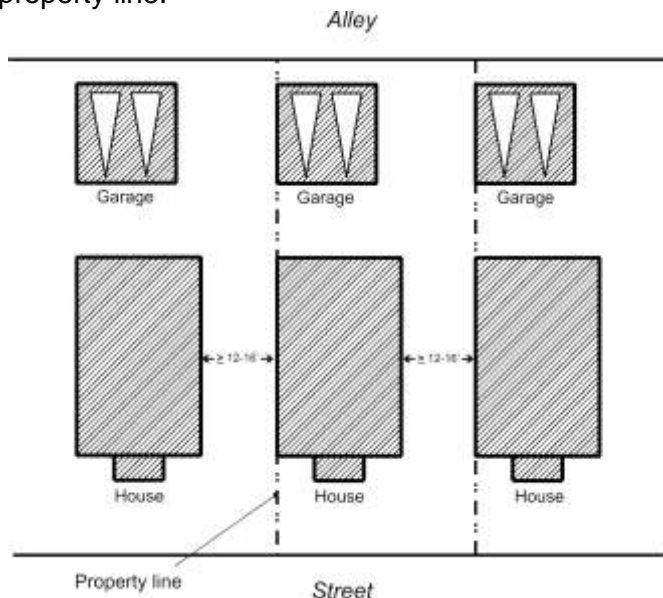


Figure 9. Zero lot line site plan example (left) and side yard (right).

B. Reciprocal Use Easement Lots. This works similar to the zero lot line configuration, except that the homes and accessory structures meet the standard setbacks and easements are granted on one side yard to allow consolidated use of the side yards by the adjacent property (see Figure 10 for example). Also, configurations providing for reciprocal

use easements in the rear yard are allowed to maximize usable open space (see Figure 11 for example). Standards/provisions:

1. Reciprocal easements shall be noted on the plat.
2. Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls of a structure along a reciprocal use easement are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows. See Figure 9 for an example of a privacy wall.
3. Areas within reciprocal use easements may count towards usable open space requirements for applicable lots.

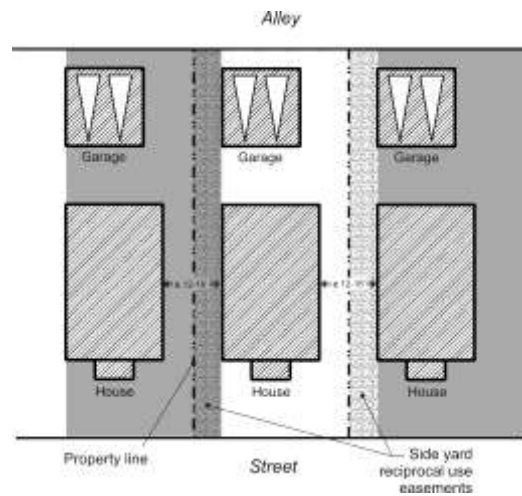


Figure 10. Example of a reciprocal side yard easement configuration.

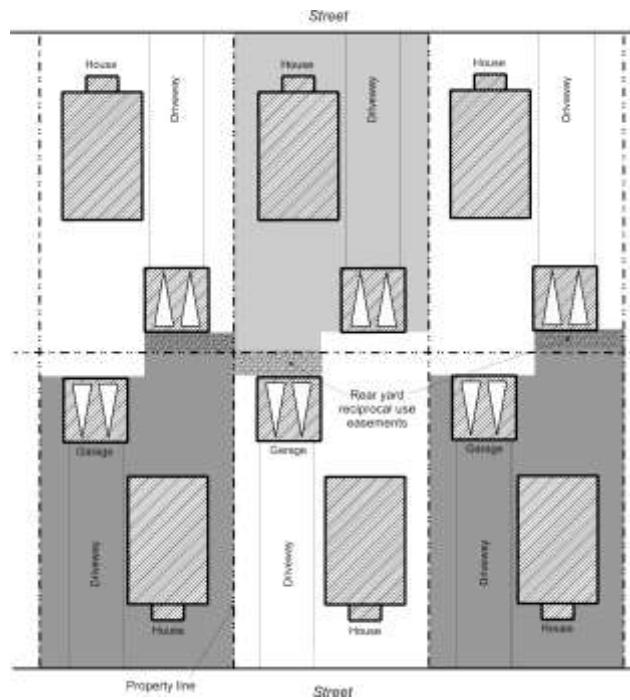


Figure 11. Example of a reciprocal rear yard easement configuration.

B. Courtyard Access Lots. This includes a series of lots clustered around a private internal roadway. Standards:

1. Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access).
2. Maximum length of a courtyard access: One-hundred feet (or deeper if approved by the local fire department).
3. Surface width of courtyard access: Fifteen feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).
4. An easement of 20 feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the final plat.

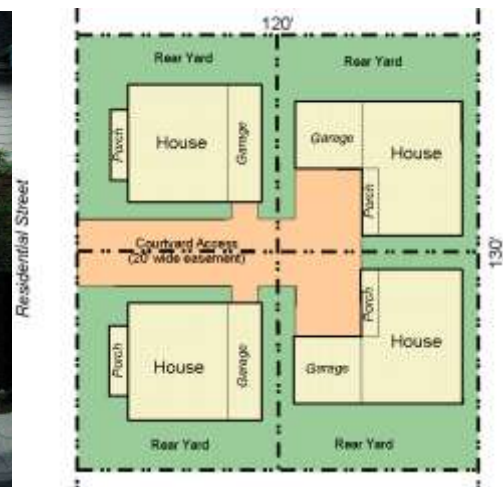


Figure 12. Courtyard access lot examples.

C. Pedestrian-only entry lots. This includes configurations where one or more lots are clustered around a pedestrian easement and/or common open space and do not front on a street. Standards:

1. A pedestrian entry easement shall be provided to all homes that do not front on a street, alley, or common open space.
2. Pedestrian entry easements shall be a minimum of 15 feet wide with a five-foot minimum sidewalk.
3. These lots must contain private detached or shared garages off an alley or other access if approved by Public Works and review for conflicts with existing codes.



Figure 13. Pedestrian-only entry lot examples.